



## **Otay Ranch Village 3 North and a Portion of Village 4**

### **Sectional Planning Area (SPA) Plan**

**ADOPTED DECEMBER 2, 2014  
BY RESOLUTION NO. 2014-234**

**DECEMBER 2, 2014**



# *University Villages*

## *Sectional Planning Area (SPA) Plan*

Village 3 North and a Portion of Village 4  
OTAY RANCH GDP

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## ***I. Introduction***





## **I. INTRODUCTION**

### **A. BACKGROUND, SCOPE, AND PURPOSE OF THE PLAN**

#### **I. Background**

The Otay Ranch General Development Plan (GDP) was adopted by the Chula Vista City Council and the San Diego County Board of Supervisors on October 28, 1993, following an extensive planning process spanning over five years. The plan governs the 23,000+ acre Otay Ranch properties. The Otay Ranch GDP is based upon, and directly implements the City of Chula Vista General Plan. The Otay Ranch GDP includes plans for urban villages, a resort community, the Eastern Urban Center, industrial areas, rural estate planning areas, an 11,375+ acre open space preserve and a university. The Otay Ranch open space system, facilitates completion of the Chula Vista Greenbelt System and the Chula Vista Multi-Species Habitat Conservation Plan (MSCP) Subarea Plan.

Since its original adoption in 1993, the GDP has been amended several times, most recently in 2012 to address village-specific planning issues. GDP amendments have been proposed that are necessary to implement the Village 3 North and a Portion of Village 4 Sectional Planning Area (SPA) Plan. Proposed amendments include but are not limited to, increasing units, revising village circulation, boundary adjustments, and other land use refinements.

The Village 3 North portion of the SPA Plan Area was originally included within the planning boundaries of Village 3 and the Villages 2, 3, and a portion of Village 4 SPA Plan approved by the Chula Vista City Council in 2006. Proposed amendments to the 2006 SPA Plan will exclude the Village 3 North area from the SPA boundary. This SPA Plan includes a portion of Village 3 (Village 3 North). The balance of Village 3 (Village 3 South) remains in the Villages 2, 3 and a portion of Village 4 SPA Plan, is not a part of the SPA Plan area and is under separate ownership.

In 2005, the Chula Vista City Council adopted an update to the Chula Vista General Plan. In addition, the Chula Vista Council entered into a Land Offer Agreement (LOA) with the Applicant in 2008. The LOA was subsequently amended in 2010 and again in 2014. The LOA established a framework for planning the southern portion of the Otay Valley Parcel, including the creation of a future University and Regional Technology Park. This SPA Plan implements the LOA by designating land uses consistent with the LOA; however, amendments to the Chula Vista General Plan and Otay Ranch GDP are proposed as part of this project.

#### **2. Scope and Purpose**

The Otay Ranch GDP permits urban levels of development implemented through the Otay Ranch “village” planning concept. The village concept was developed with input from the City of Chula Vista (City), County of San Diego (County), and the Metropolitan Transit Development System (MTS, formerly MTDB). These agencies also participated in planning for subsequent “village” SPA Plans in Otay Ranch.



In general, the concept provides for urban villages that are approximately one mile square, with distinct features that are defined by an open space system and major arterial streets. The village planning concept is intended to promote pedestrian-oriented development and reduce reliance on the automobile. The concept provides for essential facilities and services: elementary schools, shops, civic facilities, childcare centers, and local parks in a village core. The highest density residential uses are located in the core and densities generally decrease toward the village perimeter. Otay Ranch villages that are served by regional transit are intended to have the highest residential densities and commercial uses to enhance transit ridership. The location of regional transit service supports the urban village design within the SPA planning area.

The SPA Plan is the implementation tool of the Otay Ranch GDP for the villages. It establishes design criteria for the villages and defines the type and maximum amount of development permitted. It also establishes the City's standards for that development including open space provisions and major improvements to be constructed by the developer.

The "Otay Ranch Business Park" (Villages Two and Three) is designated as industrial lands in the GDP. The industrial land use category establishes light industrial uses in a business park setting. These uses generate an employment base within the Otay Ranch Community as well as the South San Diego County region. This category authorizes uses such as research and development, light manufacturing, warehouse and distribution facilities, office/showroom and supporting uses. The SPA Plan area includes the southern portion of the Otay Ranch Business Park. The portion of Village 4 included in the SPA Plan area is currently designated Parks and Recreation and Open Space in the GDP.

This SPA Plan refines and implements the land use goals, objectives and policies of the Otay Ranch GDP and the City of Chula Vista General Plan (CVGP). GDP and CVGP amendments are necessary to implement the vision for SPA Plan Area. Proposed amendments include increasing units, boundary adjustments and other land use refinements. An MSCP Boundary Adjustment is proposed in conjunction with the project to refine the development/Preserve edge along the Village 3 North eastern edge along Wolf Canyon. In addition, the north facing slopes along the southern edge of the peninsula in the western portion of Village 4 are proposed to be included within the Preserve as part of this boundary adjustment.

This SPA Plan defines in more detail the development parameters for Village 3 North and a portion of Village 4, including the land uses, design criteria, primary transportation patterns, open space and recreation concepts, and infrastructure requirements. Additionally, the character and form of the development will be implemented through a series of guidelines and development standards prescribed in Planned Community (PC) District Regulations, Village Design Plan and other supporting documents. The objectives of the SPA Plan are to:



- Develop a Business Park within Village 3 North that provides a strong employment base for Village 3 North residents and the City of Chula Vista and supports the economic development goals of the Chula Vista General Plan.
- Develop Mixed-Use Office/Commercial uses within the Village 3 North core area that provide a strong employment base for Village 3 North residents and the City of Chula Vista and meet the commercial/retail needs of the village and surrounding villages.
- Establish an urban pedestrian-oriented village with a village core designed to reduce reliance on the automobile and promote multi-modal transportation, including walking and the use of bicycles, buses and regional transit.
- Promote synergistic uses between Village 3 North and adjacent Village 2 by providing pedestrian/trail connections and complimentary land uses to balance housing, activities, services and facilities.
- Implement the goals, objectives and policies of the Chula Vista General Plan, the MSCP Subarea Plan, the Otay Ranch GDP, the Otay Ranch Phase 1 and Phase 2 Resource Management Plan, the Otay Ranch Facility Implementation Plan, the Otay Ranch Village Phasing Plan and the Otay Ranch Service/Revenue Plan.
- Implement the City of Chula Vista's Growth Management Ordinance to ensure that public facilities are provided in a timely manner and financed by the parties creating the demand for, and benefiting from, the improvements.
- Foster development patterns which promote orderly growth and prevent urban sprawl.
- Develop, maintain and enhance a sense of community identity.
- Accentuate the relationship of the land use plan with its natural setting and the physical character of the region, and promote effective management of natural resources by concentrating development into less sensitive areas while preserving large contiguous open space areas with sensitive resources.
- Establish multi-use trail linkages to the Chula Vista Greenbelt, consistent with the Chula Vista Greenbelt Master Plan.
- Add to the creation of a unique Otay Ranch image and identity which differentiates Otay Ranch from other communities.
- Wisely manage limited natural resources.
- Establish a land use and facility plan that assures the viability of the SPA Plan area in consideration of existing and anticipated economic conditions.



- Implement the Otay Valley Regional Park Concept Plan within the SPA boundary through the planning and provision of portions of connections to the City's Greenbelt trail network.
- Provide a wide variety of housing options, including affordable housing, to City residents, future students and faculty of the four-year University and employees of the Regional Technology Park, Village 8 West and Village 9 Town Centers, and the EUC.

This SPA Plan and supporting PC District Regulations supplement other City regulations and function as the zoning ordinance for Village 3 North and a portion of Village 4. Where in conflict, the SPA Plan shall apply; and where a topic is not addressed by this SPA Plan, appropriate City regulations shall apply.

## **B. DOCUMENT ORGANIZATION**

This SPA Plan is divided into several components: the SPA Plan; PC District Regulations; Village Design Plan; Public Facilities Finance Plans; Affordable Housing Plan; Air Quality Improvement Plan; Water Conservation Plan; Non-Renewable Energy Conservation Plan; Parks, Recreation, Open Space and Trails Plan; Community Purpose Facility Master Plan, Preserve Edge Plan and supporting Technical Studies and Plans. The purposes of these documents are as follows:

### **I. SPA Plan**

The purpose of the SPA Plan is to define, in more detail than the City's General Plan and Otay Ranch GDP, the development parameters for Village 3 North and a portion of Village 4, including the land uses, design criteria, circulation pattern, open space and recreation concept, and infrastructure requirements to support the community.

### **2. Planned Community District Regulations**

The PC District Regulations are the zoning regulations for the SPA Plan area. These regulations implement the goals and policies of the CVGP, Otay Ranch GDP, and the SPA Plan by establishing land use districts and standards to classify, regulate, restrict and separate the uses of land, buildings and structures, and regulate and limit the type, height and bulk of buildings and structures in each land use district. These standards are established to protect the public health, safety and general welfare of the citizens of Chula Vista; to safeguard and enhance the appearance and quality of development and to provide the social, physical and economic advantages resulting from comprehensive and orderly planned use of land resources. The regulations provide the basis by which the City will review and evaluate the preliminary and final drawings for subsequent development applications, and provide guidance at the design review level. In the event of conflict, these zoning regulations supersede other City zoning regulations. The PC District Regulations are adopted by Ordinance pursuant to Title 19 of the Chula Vista Zoning Code.



### **3. Village Design Plan (VDP) and Otay Ranch Business Park Guidelines**

These documents guide the site, building and landscape design within the SPA Plan area to ensure the quality of the adopted urban design and architectural concepts established for the overall Otay Ranch community are maintained. The Village Design Plan identifies a theme for the village and delineates that identity through streetscape and landscape design, architecture, signage programs and lighting guidelines. The Village Design Plan, as well as the SPA and Tentative Map, provide for an internal trail network and connectivity to the adjacent trail and network (i.e. Chula Vista Greenbelt Trail and Regional Trail). In addition to the VDP, a subsequent Master Precise Plan (MPP) will be prepared for the village core area. The MPP serves as a link between the approved SPA/Village Design Plan and future development within the village core.

The Otay Ranch Business Park Guidelines will ensure the quality of the industrial/office business park design and architectural concepts support the overall Otay Ranch Community. The Design Guidelines will address streetscape, landscape, architecture, parking, loading and storage, signage and lighting. The interface between Village 3 North residential land uses and the Business Park will also be addressed in the Design Guidelines.

### **4. Public Facilities Finance Plans**

The Public Facilities Finance Plan (PFFP) implements the City of Chula Vista Growth Management Program and Ordinance to ensure that the phased development of the project is consistent with the overall goals and policies of the City's General Plan, Growth Management Program, and the Otay Ranch GDP. The PFFP ensures that facilities are constructed concurrent with demand so that development of the project will not adversely impact the City's Quality of Life Standards. The PFFP also contains a fiscal analysis identifying capital budget impacts on the City as well as maintenance and operation costs for each phase of development.

The PFFP components include an analysis of infrastructure facilities, such as drainage, traffic, water and sewer, and the provision of community services and facilities including fire protection and emergency services, law enforcement, libraries, schools and parks. The analysis and provisions of the PFFP fulfill the GDP requirements for SPA-level Master Facility Plans for most facilities associated with the development of the villages. Where additional project-specific study and planning is needed, separate technical studies and plans for the villages have been prepared and included as a component of the SPA Plan or the Environmental Impact Report (EIR).

### **5. Affordable Housing Plan**

The City of Chula Vista General Plan requires that residential development with fifty (50) or more dwelling units provide a minimum of 10% of the total dwelling units for affordable housing. Of these units, one-half (5% of the total project) is to be designated available to low income households and the remaining five percent (5%) to moderate income households. In order to guarantee the



provision of Affordable Housing opportunities, the City requires that a specific Affordable Housing Plan (“AHP”), be prepared by the Developer. The AHP Plan is implemented through an Affordable Housing Agreement between the City and the Developer.

The AHP delineates how, when and where affordable units will be provided, intended subsidies, income and/or rent restrictions and methods to verify compliance.

#### **6. Air Quality Improvement Plan (AQIP)**

The purpose of the Air Quality Improvement Plan (AQIP) is to respond to the Growth Management policies of the City of Chula Vista and those policies and regulations established at the broadest geographic level (State and Federal) to minimize air quality impacts during and after construction of projects. The AQIP also demonstrates compliance with the air quality standards and policies of the San Diego County Air Pollution Control District (APCD).

#### **7. Water Conservation Plan (WCP)**

The purpose of the Water Conservation Plan (WCP) is to respond to the Growth Management policies of the City of Chula Vista, which address the long term need to conserve water in new developments, to address short term emergency measures, and to establish standards for water conservation.

#### **8. Energy Conservation Plan**

The Otay Ranch GDP requires that all SPA Plans include a Non-Renewable Energy Conservation Plan. The Energy Conservation Plan identifies measures to reduce the use of non-renewable energy resources through, but not limited to: transportation; building design and use; lighting; recycling and alternative energy sources.

#### **9. Park, Recreation, Open Space and Trails Plan**

The Otay Ranch GDP requires that all SPA Plans include a Parks, Recreation, Open Space and Trails Plan. This Plan identifies locations, conceptual designs, ownership, maintenance and phasing of park, recreation and trails facilities to be provided in the SPA Plan area. The Plan also establishes linkages to the Chula Vista Greenbelt Trail and Regional Trail. The Park, Recreation, Open Space and Trails Plan is provided as Section V of the Village 3 North and a Portion of Village 4 SPA Plan.

#### **10. Community Purpose Facility Master Plan**

The City of Chula Vista Municipal Code requires the preparation of a Community Purpose Facility Master Plan as a component of a SPA Plan. This Plan identifies the location of sites, acreages and facilities in the village. The Community Purpose Facility Master Plan is provided as Chapter VI of the Village 3 North and a Portion of Village 4 SPA Plan document.





## **I 1. Agriculture Plan**

The 1993 Otay Ranch Program EIR requires the preparation of an Agriculture Plan concurrent with the approval of any SPA Plan affecting onsite agricultural resources. This Plan describes the type of agriculture activities allowed as an interim use including buffering guidelines designed to prevent potential land use interface impacts related to noise, odors, dust, insects, rodents and chemicals which may accompany agricultural activities and operations.

## **I 2. Preserve Edge Plan**

In accordance with the Otay Ranch Resource Management Plan (RMP), a Preserve Edge Plan must be prepared for all SPAs that contain areas adjacent to the Otay Ranch Preserve. The purpose of the Preserve Edge Plan is to identify allowable uses and establish strategies to minimize edge effects on the Preserve.

## **I 3. Fire Protection Plan**

In accordance with the requirements of the City of Chula Vista Fire Department, Chapter 49 of the 2010 California Fire Code, and the City of Chula Vista Fire Code, a Fire Protection Plan must be provided for all new development in the Wildland Interface (WUI). The purpose of the Fire Protection Plan is to identify the wildfire risk associated with the proposed residential development in the WUI area and provide measures to minimize and mitigate potential for loss. A Villages 3 North and a Portion of Village 4 Fire Protection Plan has been prepared, consistent with the Chula Vista Fire Facility Master Plan, January 28, 2014.

## **I 4. Technical Studies and Plans**

The Otay Ranch GDP identified Project-wide Implementation Tasks including preparation of an Overall Design Plan, Master Facility Plans and the Resource Management Plan (Phase 2) for Otay Ranch. These project-wide implementation tasks have been completed and serve as the basis for subsequent SPA planning. The GDP also identified SPA Implementation Tasks that included preparation of SPA Plans, PFFPs, Regional Facilities Reports, Master Facilities Plans, and others. During the preparation of SPA One, a number of Master Facility Plans were prepared to address the provision of certain facilities on a Ranch-wide basis. For this reason, subsequent SPA Plans are required only to prepare Plans and Technical Studies specific to their development. The Plans for the SPA Plan area are listed and described above.

Technical studies for the SPA Planning Area have been prepared for the Environmental Impact Report (EIR), the PFFP, or as part of this SPA Plan. These plans and studies, in conjunction with mitigation measures identified by the EIR, fulfill the Otay Ranch GDP requirements for individual Village SPA Plan implementation. The technical studies and plans include

- Biological Technical Report for Otay Ranch University Villages, Prepared by Dudek & Associates, May 2014.



- Air Quality and Global Climate Change Technical Report for the Otay Ranch University Villages Project, prepared by Dudek & Associates, May 2014.
- Noise Assessment Technical Report for the Otay Ranch University Villages Project, prepared by Dudek & Associates, May 2014.
- University Villages Traffic Impact Analysis – Otay Ranch Villages 3 North, a Portion of 4, 8 East and 10, prepared by Chen and Ryan Associates, July 2014.
- Archaeological Evaluation of Cultural Resources at the Otay Ranch Village 3 North and a Portion of 4, 8 East and 10, prepared by Brian Smith and Associates, March 2014.
- Paleontological Resource and Monitoring Assessment for Village 3 North and a Portion of 4, 8 East and 10, prepared by Brian Smith and Associates, March 2014.
- Phase I Environmental Site Assessment for Village 3 North, 8 East and 10 Coast2Coast Environmental, November 11, 2011
- Master Drainage Study for Otay Ranch Village 3 North, prepared by Hunsaker & Associates, June 2014.
- Master Water Quality Technical Report for Otay Ranch Village 3 and a Portion of Village 4, prepared by Hunsaker & Associates, June 2014.
- Overview of Sewer Service for Otay Ranch Villages 3 North, a Portion of 4, 8 East, and 10, prepared by Wilson Engineering, May 2014.
- Overview of Water Service for Otay Ranch Villages 3 North, a Portion of 4, 8 East, and 10, prepared by Wilson Engineering, May 2014.
- Geotechnical Investigation for Otay Ranch Village 3 North, prepared by GEOCON, Inc., May 2013.
- Village 3 North Health Risk Assessment, prepared by SCS Engineers, July 2014.
- Village 3 North Nuisance Study, prepared by SCS Engineers, July 2014
- Fire Protection Plan University Villages – Villages 3 North and a Portion of Village Four, prepared by Dudek, July 2014.



# University Villages Sectional Planning Area Plan

## Planned Community Regulations

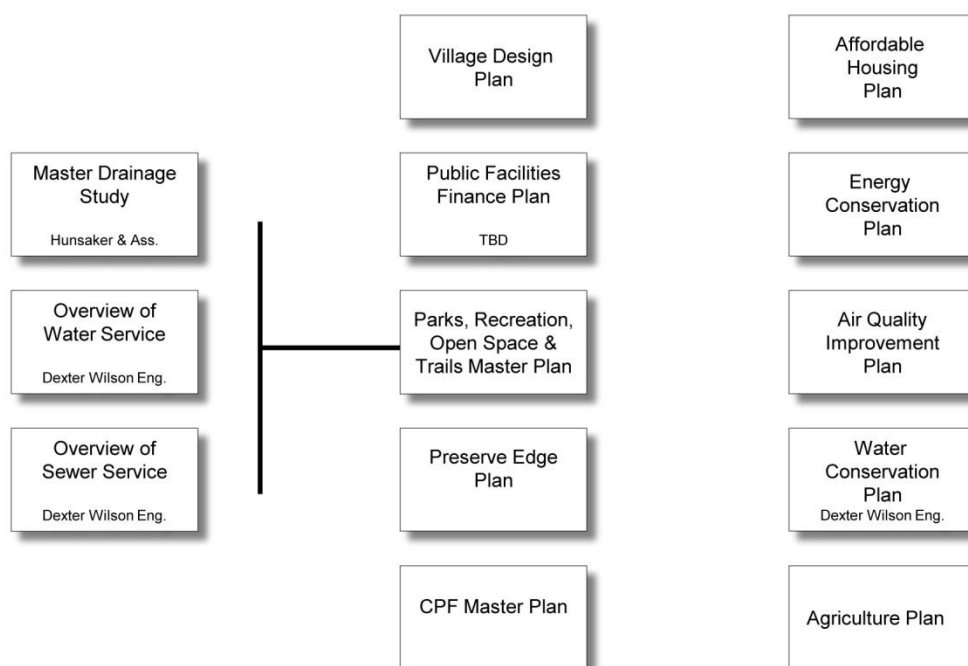


Exhibit 1  
Document Organization Flow Chart



### **C. LEGAL SIGNIFICANCE AND CEQA**

The project is subject to the requirements of the California Environmental Quality Act (CEQA). The provisions of CEQA will be implemented by the City as part of the approval process of this SPA Plan. All mitigation measures and monitoring activities identified and incorporated into the project as part of the CEQA process shall be implemented through this SPA Plan or other appropriate components of the SPA Plan. All future discretionary permits will need to be consistent with this SPA Plan.

### **D. RELATED DOCUMENTS**

The Chula Vista General Plan and Otay Ranch GDP establish the broad policy level standards and requirements for the SPA Plan area. The Otay Ranch GDP also authorizes the level of development intended within the SPA Plan Area and establishes the PC Zoning implementation process. All of the other documents that are components of the SPA Plan package (Village Design Plans, Public Facility Finance Plans, etc.) are prepared concurrently and based on this SPA Plan.

Concurrent with the SPA level documents, subdivision maps and improvement plans will be prepared which will provide the detailed information necessary to construct the project described by the SPA level documents. These plans, the construction process and ultimate uses/activities within the SPA must comply with the applicable provisions of this SPA Plan and related documents, including:

- City of Chula Vista General Plan;
- Otay Ranch General Development Plan;
- Otay Ranch Resource Management Plan (Phase 1 and 2);
- Multi-Species Conservation Plan (MSCP) Subarea Plan;
- City of Chula Vista Parks and Recreation Master Plan;
- Otay Valley Regional Park Concept Plan and,
- City of Chula Vista Greenbelt Master Plan
- July 8, 2014 Land Offer Agreement
- Chula Vista Fire Facility Master Plan (2014)

## ***II. Development Concept***





## **II. DEVELOPMENT CONCEPT**

### **A. LOCATION AND REGIONAL SETTING**

The SPA Plan Area is located at the southwestern portion of the Otay Valley Parcel of Otay Ranch, just north of the Otay River Valley. Exhibit 2 illustrates the regional location of the SPA Plan area, Exhibit 3 illustrates the vicinity and Exhibit 4 illustrates its location within the Otay Valley Parcel of Otay Ranch.

Village 3 North is located south of Village 2 and the Otay Landfill, west of existing light industrial uses in the City of Chula Vista and north of the Otay River Valley. Existing development in the vicinity of Village 3 North includes Otay Ranch Village 2 to the north. Future development includes Villages 8 West and 8 East to the east. Village 4 is also located south of Village 2 North of an active quarry, west of Village 8 and east of Wolf Canyon.

### **B. DESIGN INFLUENCE**

The City of Chula Vista General Plan and the Otay Ranch planning documents (Otay Ranch General Development Plan, Overall Design Plan, and other SPA plans for Otay Ranch) describe the general design characteristics of Otay Ranch Villages. The design of Village 3 North is based on those guiding documents and the unique characteristics of the landform and surrounding development. The urban village concept described in the Otay Ranch GDP provides additional focus for the village. The village concept intensifies residential densities and commercial uses to enhance transit use, reduce automotive dependency, consolidates open space, promote social interaction, and create a strong sense of community and identity within Otay Ranch. Other design influences reflect on-site conditions and characteristics, such as landforms, aesthetics, land use relationships and circulation patterns. While general design influences are described below, design features and development requirements are addressed in the Village Design Plan. The portion of Village 4 included within the SPA plan area is part of a larger village area described in the GDP as an Urban Village. Proposed uses are consistent with the remaining portion of Village 4 outside of the SPA Plan area and adjacent to Village 8 West.

### **I. Site Characteristics and Visual Context**

The SPA area landform consists of large mesas north of the Otay River Valley and Wolf Canyon. The southern edge of Village 3 North is defined by the extension of Main Street identified by the Otay Ranch GDP as a 6-Lane Prime Arterial. The Otay River Valley Preserve area is located south of Village 3 North. The Wolf Canyon Preserve area is adjacent to the Village 4 area. Approximately 154 acres designated Preserve Open Space are included within the SPA Plan area. There are view opportunities to adjacent open space areas and mountains to the east and south.

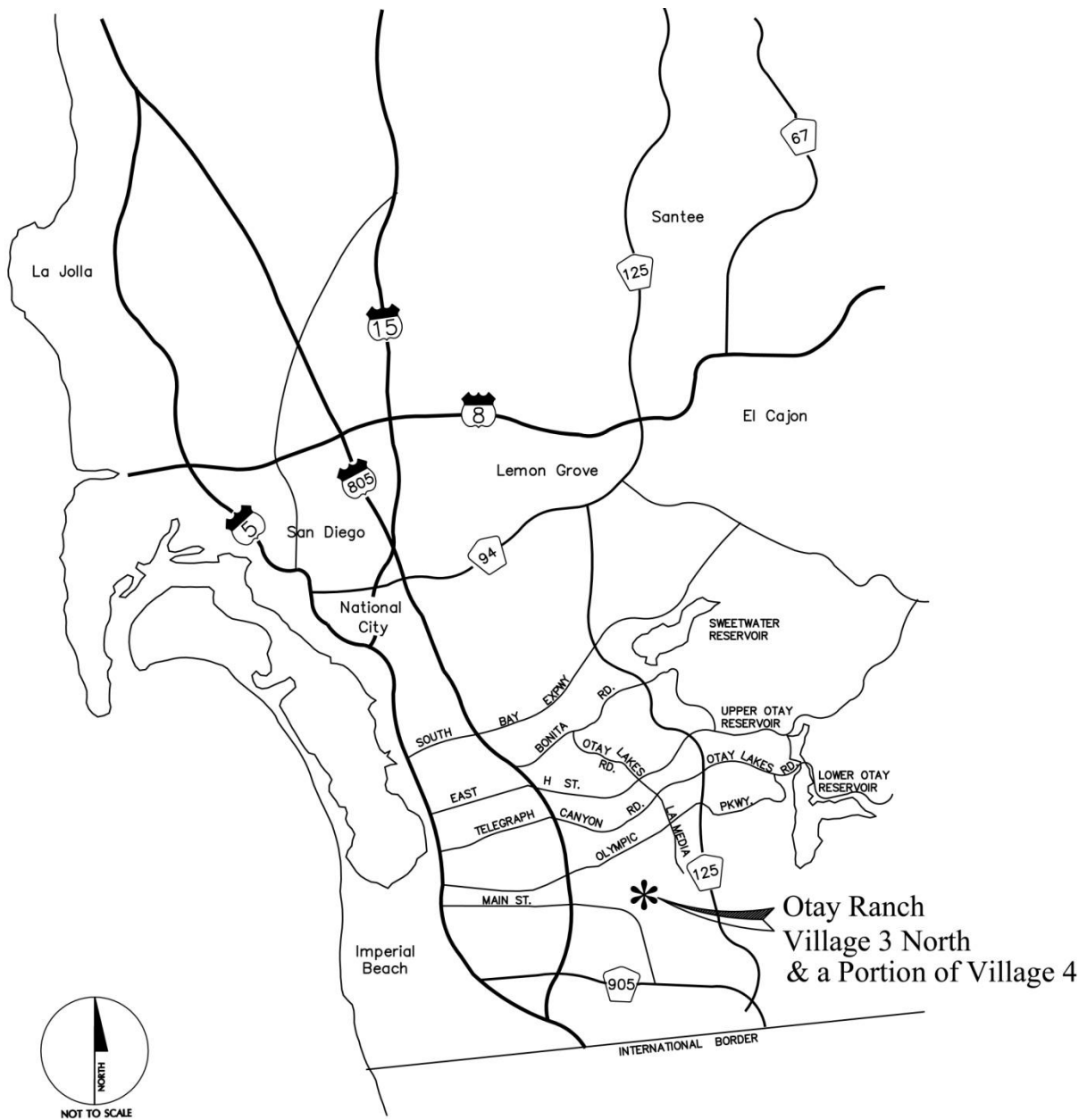


Exhibit 2  
 Regional Location Map



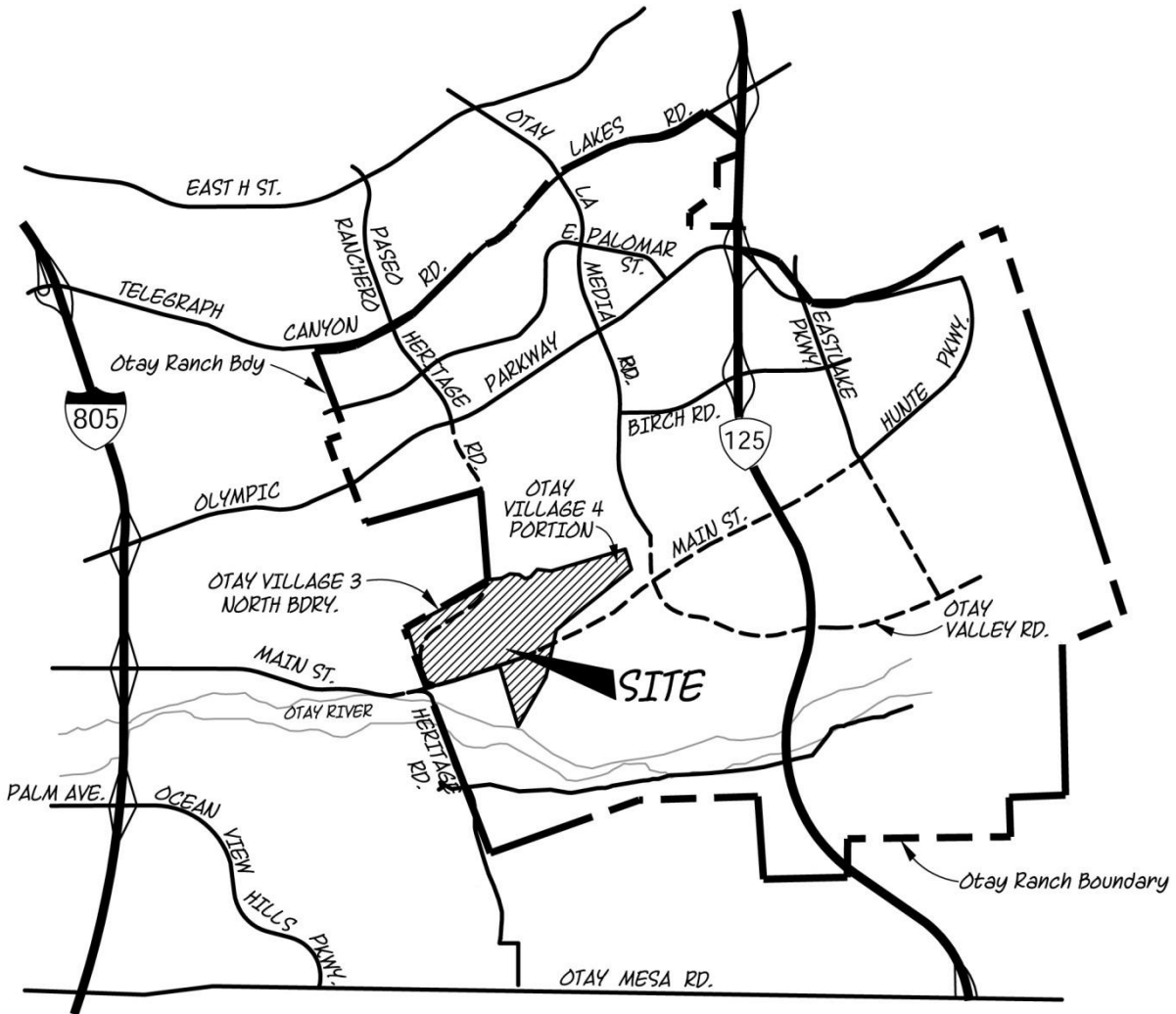


Exhibit 3  
Vicinity Map



Exhibit 4  
 Aerial Map





## 2. Surrounding Land Uses

The southeastern region of the City of Chula Vista is planned for the development of new communities and a future University and Regional Technology Park. The SPA Plan area is located at the southwestern limit of the Otay Valley Parcel of Otay Ranch. Immediately surrounding the SPA Plan area are existing and planned development areas. The future Otay Ranch Village 2 is located north, the Wolf Canyon Preserve and an active quarry are located east. Existing industrial land uses are located to the west and the Otay Landfill is located to the north. The Otay Valley Regional Park is located south of Village 3 North. The village planning concept provides for compatible land uses between adjoining villages.

## C. COMMUNITY STRUCTURE

Village 3 North is designed as an urban village with pedestrian orientation and a multi-modal transportation focus. The design is consistent with the goals of the Otay Ranch GDP which guide the creation of a distinct, residential community including a village core. The community is designed to attract village residents to the core for social, public service, neighborhood shopping and recreation and community activities.

A variety of residential neighborhoods are planned south of the village core connected by an internal circulation network that emphasizes pedestrian comfort and safety. The City of Chula Vista Regional Trail continues south from Village 2 along Heritage Road through Village 3 North, ultimately connecting to the Greenbelt Trail planned in the Otay River Valley. The Regional Trail along Main Street provides an east-west pedestrian connection between Village 3 North and villages to the east. The Village Pathway connects the village core to the Regional Trail.

Access to the regional transportation network includes a potential Rapid Bus service along Main Street and local bus service through the village along Heritage Road. A transit stop may be provided within the Otay Ranch Business Park to serve both the business park and village residents. Bicycle circulation is accommodated along Main Street and Heritage Road, as well as on the internal street network.

The southern portion of the Otay Ranch Business Park is located both north and south of Heritage Road. The business park will be designed as an industrial/research, office and business park and will generate an employment base within the Otay Ranch Community.

The northern portion of Village 4 included within the SPA Plan area includes a community park. Access is provided via the extension of Santa Luna Road west of La Media Road. A regional trail along La Media is extended along Santa Luna, providing a continuous pedestrian link into the community park and the residential neighborhood.

The Village 3 North and a Portion of 4 SPA establishes the residential/mixed use Village 3 North village boundary. The land use pattern required by the Otay



Ranch GDP for urban villages emphasizes high density residential and mixed use land uses located near public transit to enhance ridership. The highest density residential uses are located close to the Village 3 North village core, creating opportunities for synergistic land use relationships and access to the planned Rapid Bus service on Main Street and Local Bus service on Heritage Road. The village design is intended to provide balanced and diverse land uses, environmentally sensitive development and pedestrian orientation, creating a “sense of place” for village residents. Environmentally sensitive development is achieved by consolidating development on lands that have been historically farmed, while preserving more biologically sensitive lands within the Otay Ranch Preserve. The Site Utilization Plan is provided in Exhibit 5.

The land use plan strives to create an urban village within Village 3 North, with a focus on multi-modal transportation opportunities, including pedestrian, bicycle and transit. The urban village is composed of public and mixed uses with higher density residential development forming a village core. The Village 3 North village core area is centrally located, placing the highest activity land uses within walking distance of a majority of homes and the Village 3 North residential land uses to the south. In addition, a mixed-use area is designated within the Village Core to provide neighborhood serving retail/commercial uses within the village core to serve residents. Industrial uses are designated north of Heritage Road while office uses are designated south of the Heritage Road, just north of the village core. A multi-family neighborhood is planned within a parcel located south of Main Street.

A “Main Street” village identity is created along the central north/south street through Village 3 North. Two additional Secondary Village Entry Streets enter Village 3 North from Heritage Road. The extension of Main Street forms the southern boundary of the village. This community structure establishes key pedestrian connections along Heritage Road to and through the Business Park and between village serving land uses in the core and the surrounding residential neighborhoods. The village core includes an elementary school, a neighborhood park, higher density residential a CPF Site and commercial/mixed use land uses. A Rapid Bus route is planned along Main Street. A Local Bus stop may be provided along Heritage Road, within walking distance of the village core and business park uses. The location of mixed use commercial/retail land uses within the village core provides neighborhood serving land uses within walking distance of a majority of Village 3 North residents.

Consistent with the village planning concept, higher density residential development is located in the village core with decreasing densities and single family detached homes located towards the perimeter of the village. Private recreational facilities (designated “CPF” or “P-OS” on the plan), approximately one-half to one-acre in size, are located in the residential neighborhoods and are connected to the core along a network of Promenade streets. Village serving land uses including the private recreational facilities, a neighborhood park and elementary school are located to create a series of open space focal points within the village. The residential neighborhoods of the village are connected by a grid street system to create multiple pedestrian and vehicular travel options



throughout the village. Village 3 North includes one segment of the Chula Vista Greenbelt Trail (approximately 289'). This segment will be implemented according to the Greenbelt Master Plan and OVRP Design Standards and Guidelines.

The southern portion of the Otay Ranch Business Park is located in the northern portion of the SPA Plan area south of the Otay Landfill. The land use plan for this area provides for large-pad developments suitable for industrial and business park uses. Multiple points of access to the Business Park are provided from Heritage Road. This circulation design facilitates access and movement throughout the site.

The SPA Plan area also includes an area designated community park within Village 4 and approximately 8.6 acres designated as an open space area. The community parkland is accessible via a trail from the Village 4 Community Park. A Site Utilization Plan (Exhibit 5) and Land Use Summary Table (Table 1) depict the location and acreage of the land uses and the densities.

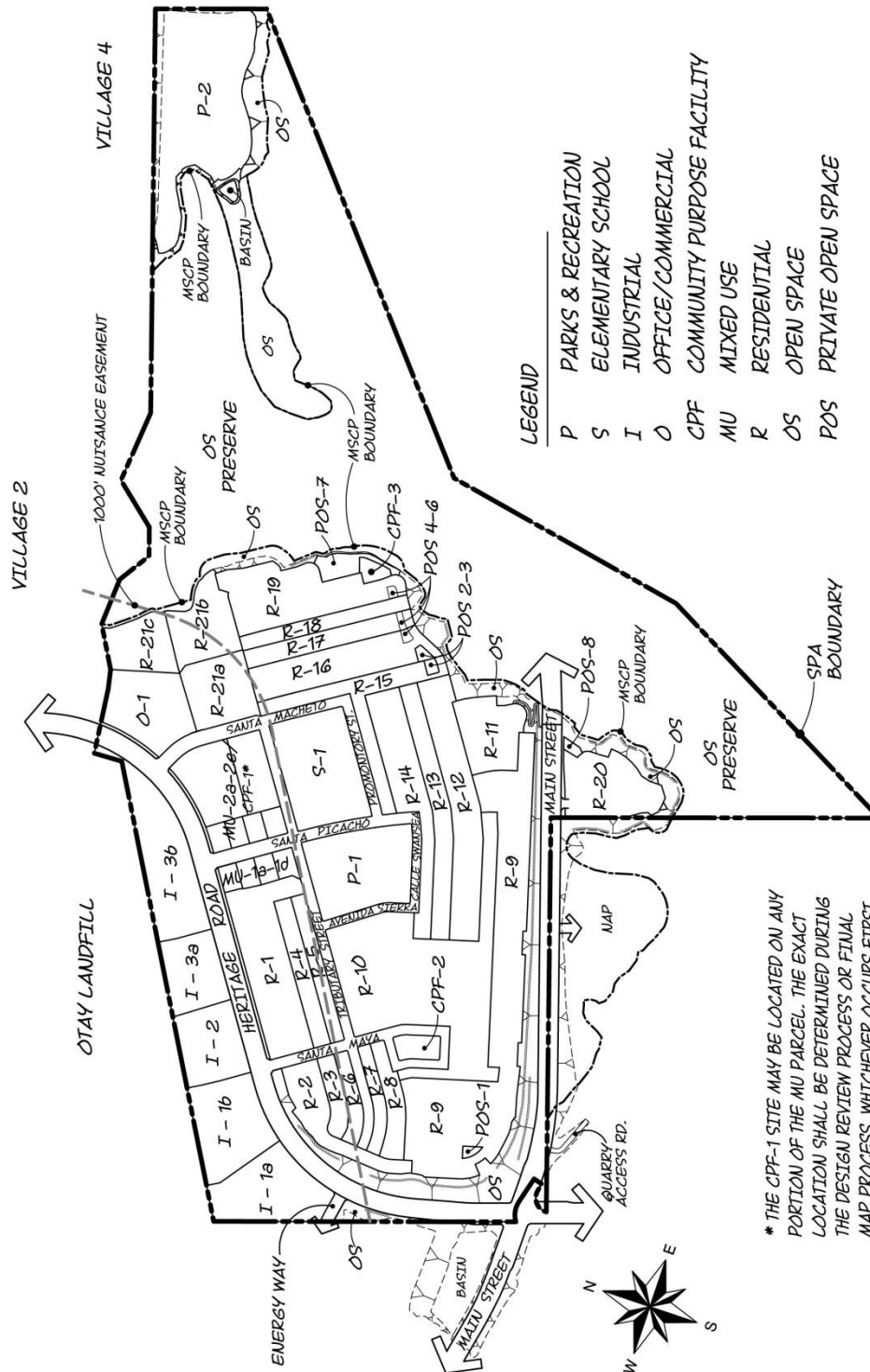


Exhibit 5  
 Village 3 North and a Portion of Village 4 Site Utilization Plan

<i>Land Use Summary Neighborhood</i>	<i>Unit Type</i>	<i>Acres</i>	<i>Units</i>	<i>Target Density</i>		<i>Land Use Summary</i>		<i>Acres</i>	<i>Units</i>
<b>Single Family</b>						<b>Other</b>			
R-1	SF	8.2	74	9.3		<b>Community Purpose Facilities</b>			
R-2	SF	3.8	34	9.2		CPF-1 <sup>2, 5</sup>		2.6	
R-3	SF	1.4	14	10.0		CPF-2 <sup>4</sup>		1.1	
R-4	SF	2.6	25	9.6		CPF-3 <sup>4</sup>		0.5	
R-5	SF	2.1	25	11.9		<b>CPF Total</b>		<b>4.2</b>	
R-6	SF	1.4	16	11.4					
R-7	SF	1.4	19	13.6		<b>Private Open Space Total</b>		<b>2.4</b>	
R-8	SF	2.2	21	9.5					
R-9	SF	20.6	149	7.3		<b>Parks</b>			
R-10	SF	19.4	170	8.8		P-1		7.9	
R-11	SF	4.2	27	6.4		P-2 (V4)		17.8	
R-12	SF	7.7	70	9.1		<b>Parks Total</b>		<b>25.7</b>	
R-13	SF	4.7	46	9.8					
R-14	SF	6.0	67	11.2		<b>School</b>			
R-15	SF	4.7	51	10.9		S-1		8.3	
R-16	SF	5.9	54	9.2		<b>School Total</b>		<b>8.3</b>	
R-17	SF	3.0	26	8.7					
R-18	SF	2.5	19	7.6		<b>Office / Mixed Use</b>			
R-19	SF	7.9	51	6.5		O-1		5.2	
R-20	SF	5.5	44	8.0		MU-2 (a-e) <sup>3, 5</sup>		6.1	
<b>Single Family Total</b>		<b>115.2</b>	<b>1,002</b>	<b>8.7</b>		<b>Office/Mixed Use Total</b>		<b>11.3</b>	
<b>Multi Family Res.</b>						<b>Industrial</b>			
R-21a	MF	3.6	190	42.2		I-1a		6.4	
R-21b	MF	3.9	170	40.5		I-1b		6.1	
R-21c	MF	3.3	155	43.1		I-2		4.4	
<b>Multi Family Total</b>		<b>10.8</b>	<b>515</b>	<b>41.9</b>		I-3a		4.2	
						I-3b		7.5	
<b>Mixed Use</b>						<b>Industrial Total</b>		<b>28.6</b>	
MU-1a-d <sup>1</sup>	MU	2.1	80	38.1					
<b>Mixed Use Total</b>		<b>2.1</b>	<b>80</b>	<b>9.9</b>		<b>Open Space Total</b>		<b>35.6</b>	
						<b>Preserve Total</b>		<b>157.2</b>	
<b>Residential Total</b>		<b>128.1</b>	<b>1,597</b>	<b>12.5</b>		<b>Circulation</b>			
						External Circulation		17.6	
						Internal Circulation		17.0	
						<b>Circulation Total</b>		<b>34.6</b>	
						<b>TOTAL</b>		<b>436.0</b>	<b>1,597</b>

<sup>1</sup>Minimum 20,000 sf commercial on MU-1 Site.  
<sup>2</sup>MU-2a-e Lot acreage excludes 2.6 ac CPF-1.  
<sup>3</sup>MU-2 shall be comprised of 80% office uses and 20% commercial/retail uses.  
<sup>4</sup>0.2 acres of the CPF-2 and CPF-3 site may be used to satisfy all or a portion of the Common Useable Open Space requirement for neighborhoods within ¼ mile of the CPF-2 site.  
<sup>5</sup>The CPF-1 site may be located on any portion of the MU-2 site or the O-1 site.  
*Note: MU-1 shall be comprised of a mix of multi-family residential above/behind retail/commercial uses.*

Table 1

**Village 3 North and a Portion of Village 4 Site Utilization Table**





## **D. MAPPING REFINEMENTS AND DENSITY TRANSFERS**

The SPA Plan provides guidance for future development at the subdivision and improvement plan levels, and is the basic reference for determining permitted land uses, densities, total units and required public facilities. The SPA Plan is not intended to be used in a manner that predetermines the development solution for each and every parcel. It is intended to reflect the City's intent for determining the intensity, design and desired character of use for the property. The development parcels and interior circulation indicated on the Site Utilization Plans is conceptual. Minor modifications to these configurations may occur as a part of the tentative tract map approval process. Modifications to the SPA Plan exhibits and text, to reflect adjustments based on an approved tentative tract map, may be accomplished without a formal SPA amendment, through the substantial conformance procedure established in the PC District Regulations.

Further, the SPA Plan is not a guarantee that a certain dwelling unit yield will be achieved at the subdivision level. The maximum density as specified for individual parcels shall not be exceeded; however, actual dwelling unit yields for projects will be determined by field conditions, site plan and architectural review, and a number of external factors that influence the design and density of individual projects. Transfers in density from one parcel to another and minor lot size modifications may be permitted subject to the following and Section X. Legislative Procedures, Otay Ranch Village 3 North Planned Community District Regulations.

### **I. Density Transfers Between Villages**

Villages 3 North and a Portion of Village 4, 8 East and 10 are separate SPA Plans being concurrently planned and processed. Pursuant to the LOA between the City of Chula Vista and SSBT LCRE V, LLC (Applicant) dated July 8, 2014, 6,897 units are allocated amongst the three SPA Plan Areas. Because these villages will be built out over approximately 15 years, it is impossible to determine the market demand in each village throughout build-out. Therefore, to accommodate future fluctuations in market demand, the LOA permits density transfers between villages of up to 15% of the total units authorized for each village. The criteria below must be met for the density transfer to be approved without a SPA Plan Amendment.

Pursuant to the LOA, the Applicant may transfer, at its discretion, up to fifteen percent (15%) of the units allocated to a village within the Project to another village within the same Project. The Development Services Director may approve, in his or her discretion, any transfer of units more than fifteen percent (15%) or any transfer of units to another village within Otay Ranch but not within the Project, if all of the following requirements are satisfied.

- The transfer of units between villages is consistent with the village design policies and the Entitlements for the village into which the units are being transferred;
- The total number of units for the Project (6,897) is not exceeded;





- Public facilities and infrastructure including schools and parks are provided based on the final number of units within each village or Planning area;
- The planned identity of the villages are preserved including the creation of pedestrian friendly and transit-oriented development;
- Preserve conveyance obligations will continue to be based on the final map development area; and
- The Applicant provides proof to the City of Chula Vista the all affected property owners (owner of any parcel subject to the transfer) consent to the Density Transfer

## **2. Secondary Designation for Elementary School Site**

The elementary school site has been designated on the Village 3 North Site Utilization Plan for planning purposes, however, if a school district determines that a site will not be used for school purposes, the school site will revert to the RM-2 Zone with densities of over 18 dwelling units per acre. Transfers of intensity to unused school sites are subject to the Village 3 North PC District Regulations Chapter X, Implementation & Administration.



### ***III. Circulation***





### III. CIRCULATION

#### A. INTRODUCTION

The Circulation Plan provides for a system that extends existing transportation routes and constructs planned facilities. The Circulation Plan incorporates vehicular and non-vehicular modes of transportation with public transportation as required by the Otay Ranch GDP. The Chula Vista General Plan Land Use and Transportation Element encourages “A sustainable circulation/mobility system that provides transportation choices and is well-integrated with the City’s land uses.” In addition, the CVGP includes policies that emphasize improved linkages between land development and pedestrian networks, including:

- Promote and encourage development (mixed-use, commercial and residential) that is organized around compact, walkable, mixed use neighborhoods and districts that are in close proximity to a wide variety of employment, goods and service, so as to reduce reliance on the automobile.
- Encourage inviting, well-planned, pedestrian-friendly street environments in all new development with good site design, adequate walkway widths, and amenities.
- Encourage and promote pedestrian-friendly elements for transit including enhancements to roadways, interchanges and bridge crossings.
- Promote the use of non-polluting and renewable alternatives for mobility through a system of bicycle and pedestrian paths and trails that are safe, attractive and convenient forms of transportation.
- Support healthy lifestyles among residents through increasing opportunities for regular physical activity by encouraging the development of a network of pedestrian walkways in all neighborhoods.

The Circulation Plan establishes a network that provides access to the community as established by the Otay Ranch GDP and in accordance with the City of Chula Vista General Plan. The plan arranges roads into a hierarchy, organized by function, to facilitate access within and around the village. These facilities are designed to create an integrated system of roads, bike lanes, transit routes, trails and pedestrian walkways. In Village 3 North, a grid street system is planned to support the pedestrian-oriented village design concept.

The plan also considers non-vehicular transportation systems by making provisions to connect to local and regional trails systems that provide access between the village core, neighborhood park, elementary school, open space areas and residential areas. Street classifications within the SPA Plan area are consistent with the Chula Vista 2002 Street Design Standards and have been



refined to reflect the specific opportunities and constraints of the SPA Plan area. Specific street design standards are established at the Tentative Map level.

The SPA Plan Public Facilities Finance Plan (PFFP) establishes a circulation phasing plan which identifies the timing of specific improvements necessary to maintain the levels of service established in the City's Threshold Standards in the Growth Management Element of the Chula Vista General Plan. The PFFP also describes the obligations for the construction, or contributions toward construction, for specific street segments that provide access to the village.

The Circulation Plan, including specific project access points, and internal circulation, bicycle, pedestrian, and road crossings will be determined by the City Engineer and Development Services Director during the Tentative Tract Map process. The Village 3 North project also provides connections between the internal pedestrian trail network and the Chula Vista Greenbelt Trail and Regional Trail. One segment (289') of the Chula Vista Greenbelt Trail is within the SPA boundary. Variations to these concepts may occur where safety or efficiency can be enhanced. The following sections describe the regional circulation network, project circulation network, street standards, phasing of street improvements, transit planning and bicycle and pedestrian trails for the SPA Plan area.

## **B. REGIONAL CIRCULATION NETWORK**

I-805, located approximately 2 miles to the west, provides primary regional access to the site. In addition, access to the SPA Plan area is provided by State Route 125, which is located approximately 2 miles east of the project site and I-5, along the Chula Vista Bayfront, approximately 5 miles west of the SPA Plan area. State Route 54 provides regional east-west circulation approximately 4.5 miles northwest of the project. SR-905 provides additional east-west circulation south of the SPA Plan area.

### **Village 3 North:**

North-south access will be provided via Heritage Road, a 6-lane Prime Arterial. Main Street, a 6-lane Prime Arterial, provides east-west access to the SPA Plan area and connects to I-805 to the west and SR-125 to the east. Additional east-west access is provided along Olympic Parkway that connects to SR-125, I-805 and I-5.

### **Village 4 (Portion):**

North-south access will be provided via La Media Road, a 6-Lane Prime Arterial. The extension of Santa Luna Road, a signalized intersection of Santa Luna and La Media Road provides direct access to the park.

The Otay Ranch GDP provides for the expansion of the regional transit-way system into Otay Ranch. An east-west Bus Rapid Bus route is planned along Main Street. A north-south Local Bus route may be provided along Heritage Road.



### **C. PROJECT CIRCULATION NETWORK**

The primary entry from the north into Village 3 North will be from Heritage Road. Three Village 3 North entries will be signalized and allow full turning movements. Primary access to Village 4 will be via the extension of Santa Luna Road from La Media Road.

The internal circulation concept provides adequate vehicular access throughout the village, with alternate routes to disperse traffic throughout the village. The internal circulation streets include Modified Class II Collector, Secondary Village Entry, a Modified Core Promenade Street, Residential Streets (Promenade) and Parkway Residential Streets, with specifically-designed streets to enhance the Village 3 North Core and Mixed Use area. Traffic calming features, such as curb extensions, raised intersections, narrowed intersections and landscaped pop-outs may also be located in the internal circulation network at appropriate locations. Industrial streets provide access to the Industrial parcels north of Heritage Road and provide a connection between Energy Way (off-site) and Heritage Road.

The Circulation Plan encourages pedestrian activity and bicycle access through the provision of the Village Pathway, an off-street paved path for bicycles and pedestrians. The design of all village streets includes sidewalks and landscaping to promote pedestrian circulation throughout the SPA Plan area. All public and private streets (excluding alleyways) are subject to City of Chula Vista Council Policy Number 576-19. The Village 3 North project also provides connections between the internal pedestrian trail network and the Chula Vista Greenbelt Trail and Regional Trail. One segment (289') of the Chula Vista Greenbelt Trail is within the SPA Plan boundary.

The phasing of development concurrent with the provision of adequate road capacity and access improvements is fully described in the PFFP. These improvements have been phased and designed to maintain an adequate level of service in the circulation system serving the SPA Plan Area and on internal roadways throughout build-out.

The circulation network is conceptually shown in Exhibit 6.







#### **D. STREET STANDARDS**

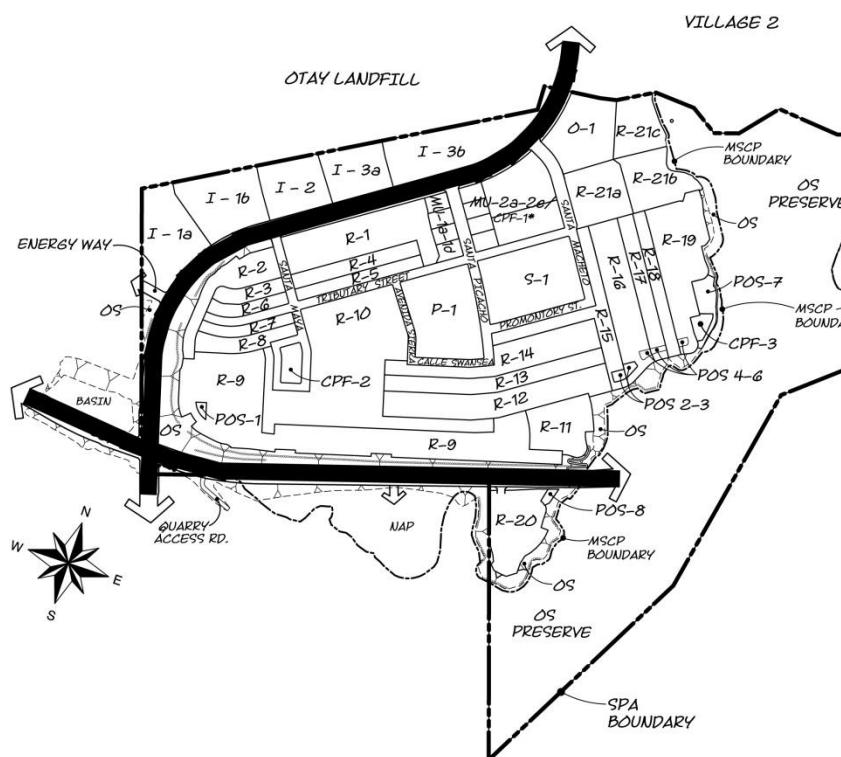
Street standards for the arterial roads at the periphery of the SPA Plan area have been established in the Mobility Chapter of the GDP and previous project development approvals. Internal streets, based on the City of Chula Vista 2002 Design Standards, will be constructed to meet City engineering standards and to conform to the policies of the GDP. The Mobility chapter of the GDP also allows modifications to standard street designs specific to each village. Final improvement designs will be determined as part of the subdivision approval process.

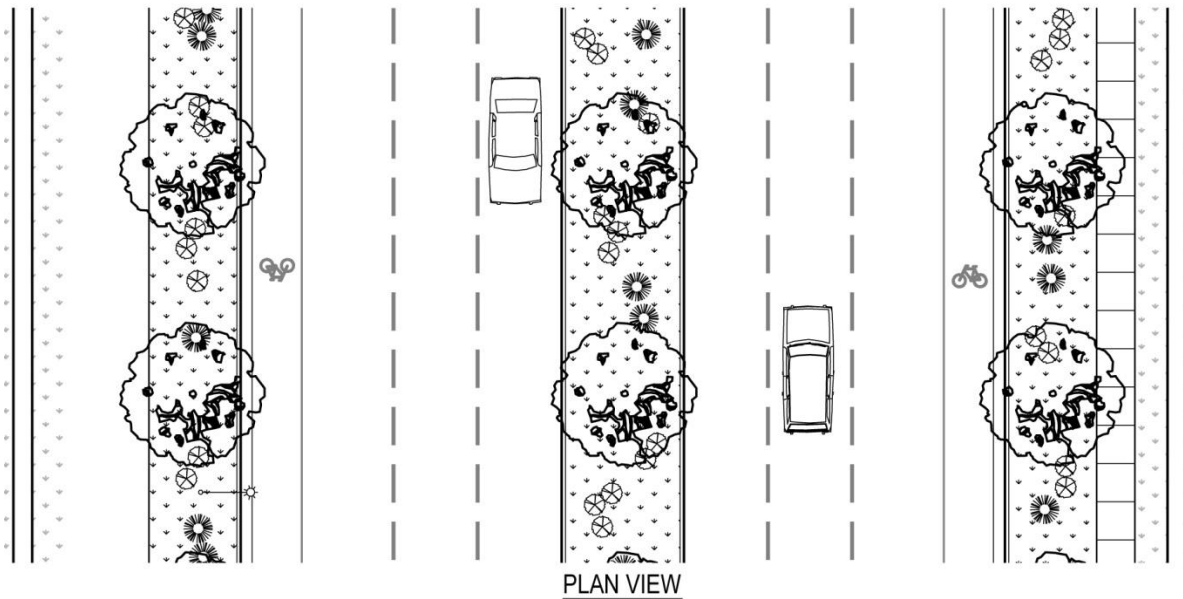
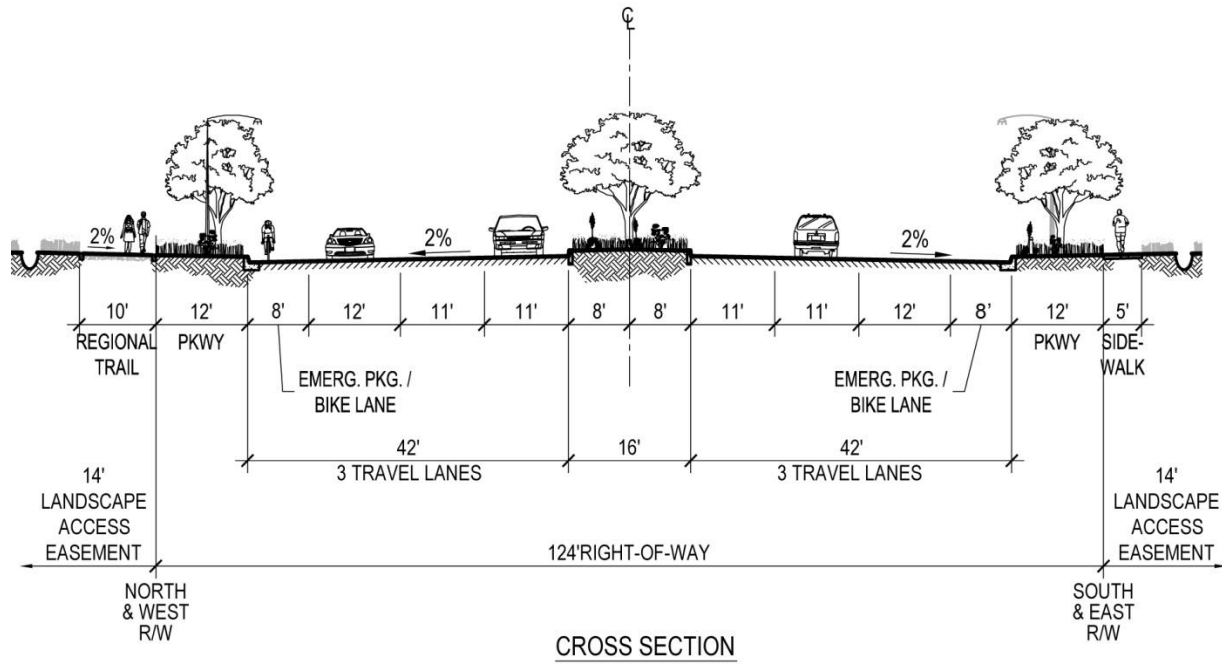
The GDP describes the automobile oriented improvements as only one component of an integrated mobility system, which includes bicycles, low speed electric vehicles, pedestrian trails and public transit systems. For this reason, all circulation streets in and around the SPA Plan area have been designed to minimize steep gradients wherever possible. All circulation street right-of-way designs provide sidewalks or trails appropriate to the street classification.



## I. Prime Arterials

Prime Arterials provide for the completion of the regional circulation system. They are designed to operate at maximum efficiency and provide for automobile and bus access to regional destinations including freeways. Prime Arterials cross each other at intervals of three-quarter miles or greater. Main Street is an off-site 6-Lane Prime Arterial. Heritage Road is a 6-Lane Prime Arterial. Class 2 Bikeway Lanes are planned along Main Street and Heritage Road. Regional trails are located on the north side of Main Street and the east/south side of Heritage Road. These regional trails provide connections to the city-wide regional trail system and the City's Greenbelt trail system and the Otay Valley Regional Park trail(s).





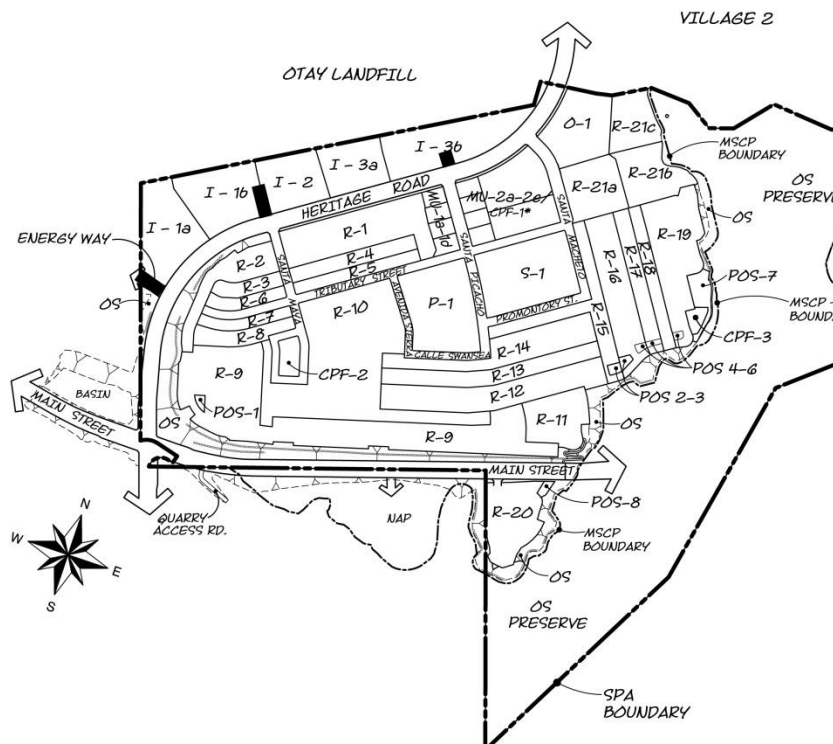
**Exhibit 7**  
**Six Lane Prime Arterial**

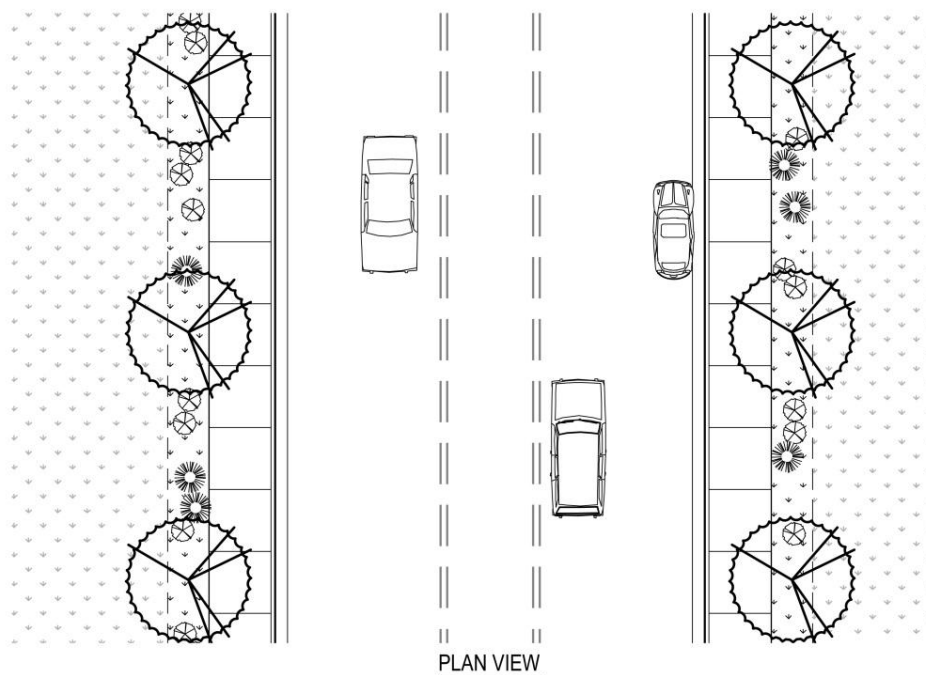
Main Street / Heritage Road (Segment east of Heritage Road)



## 2. Industrial

The circulation street in the Otay Ranch Business Park is designed to provide access for large vehicles traveling through the area. The street is composed of travel lanes, turn lanes, on-street parallel parking and wide sidewalks on both sides of the street.



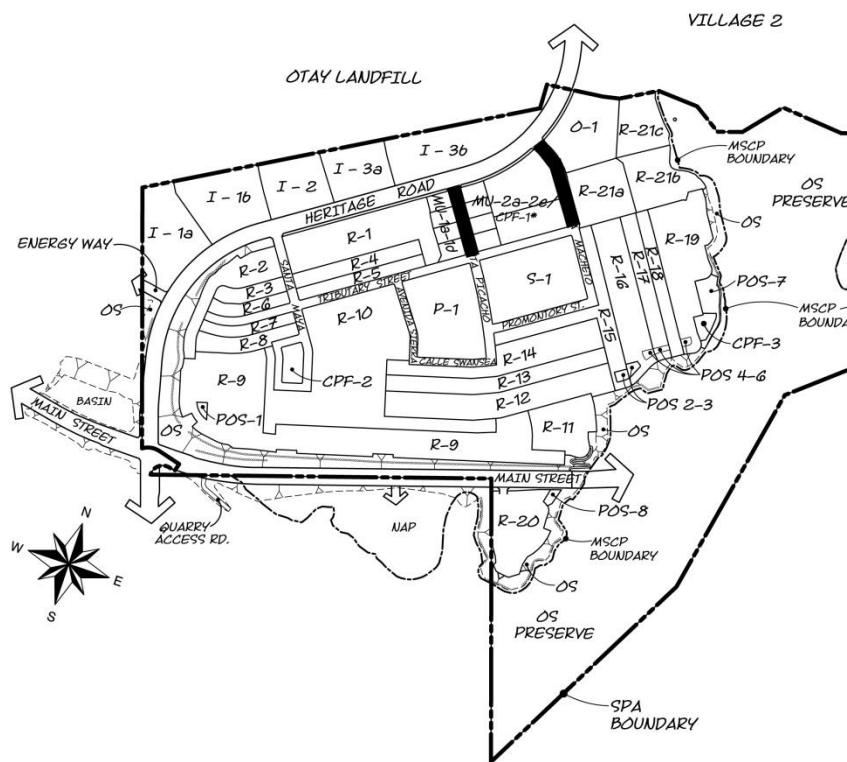


Not to Scale



### 3. Modified 2-Lane Secondary Village Entry with Median and Village Pathway

Primary access to Village 3 North is provided from Heritage Road via Street Santa Picacho and Santa Macheto a Class II Collector. The central and eastern access point to the village provides 10' Village Pathways with enhanced pedestrian-scaled lighting on both sides of the street through the Mixed Use area of the village core and is comprised of 2-travel lanes, Class 2 bike lanes, parallel parking and landscaped parkways and medians. Additional design details are provided in the Village Design Plan.





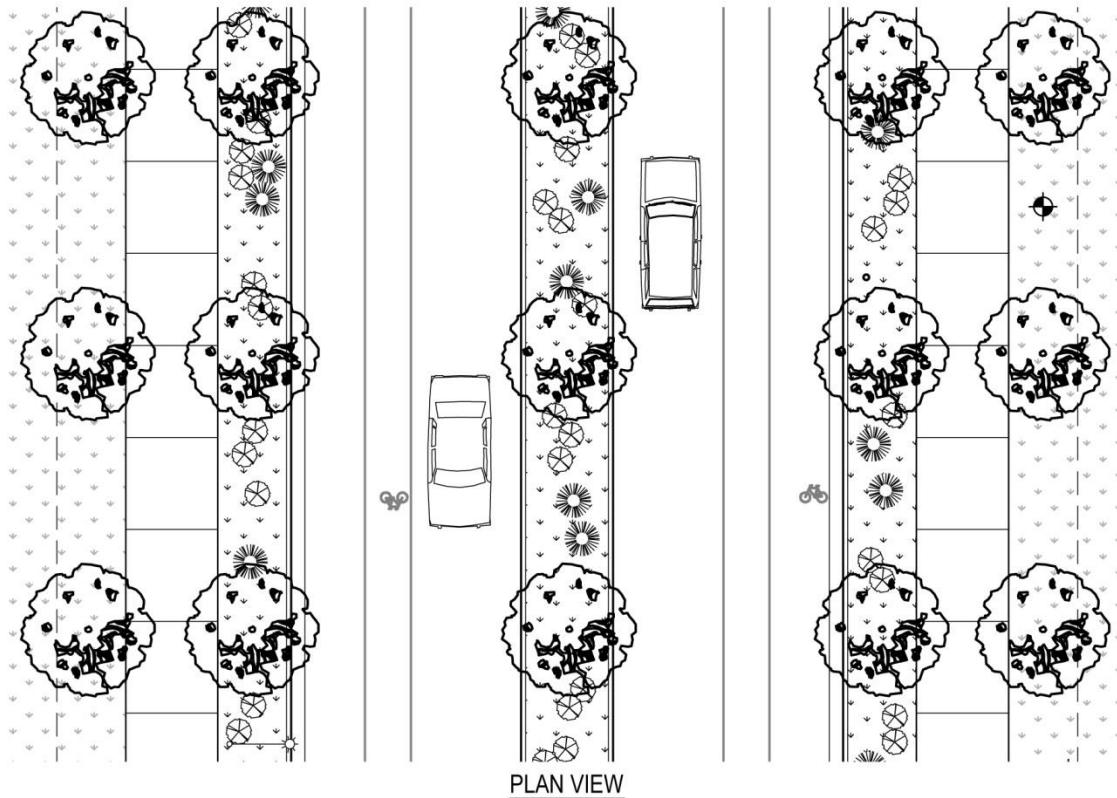
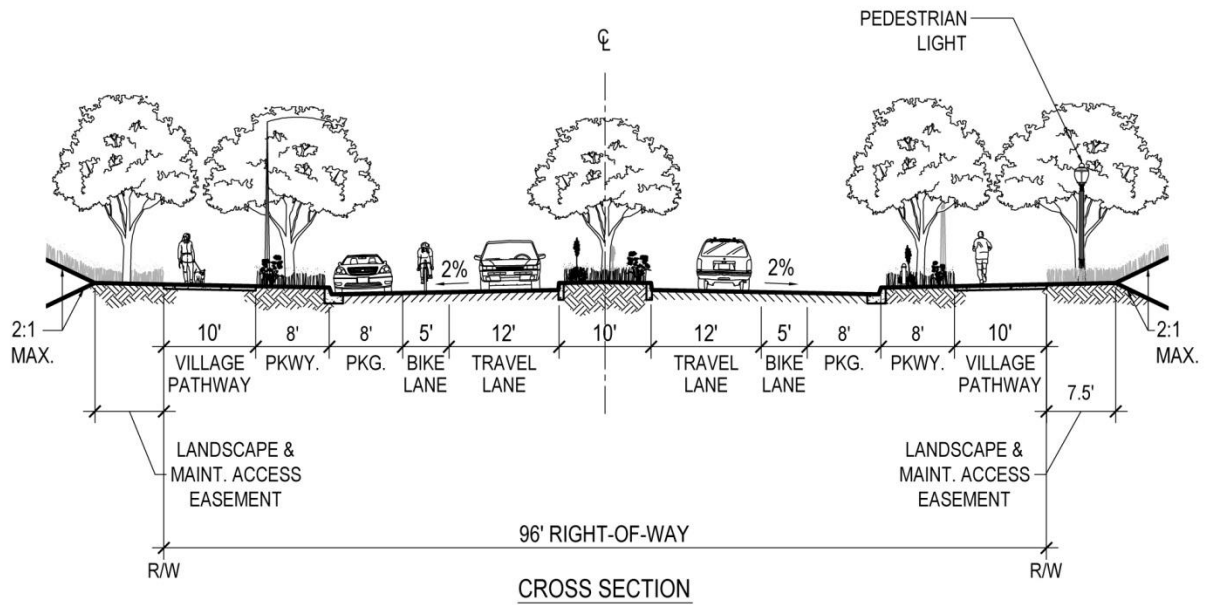


Exhibit 9

**Modified 2-Lane Secondary Village Entry with Median and Village Pathway**

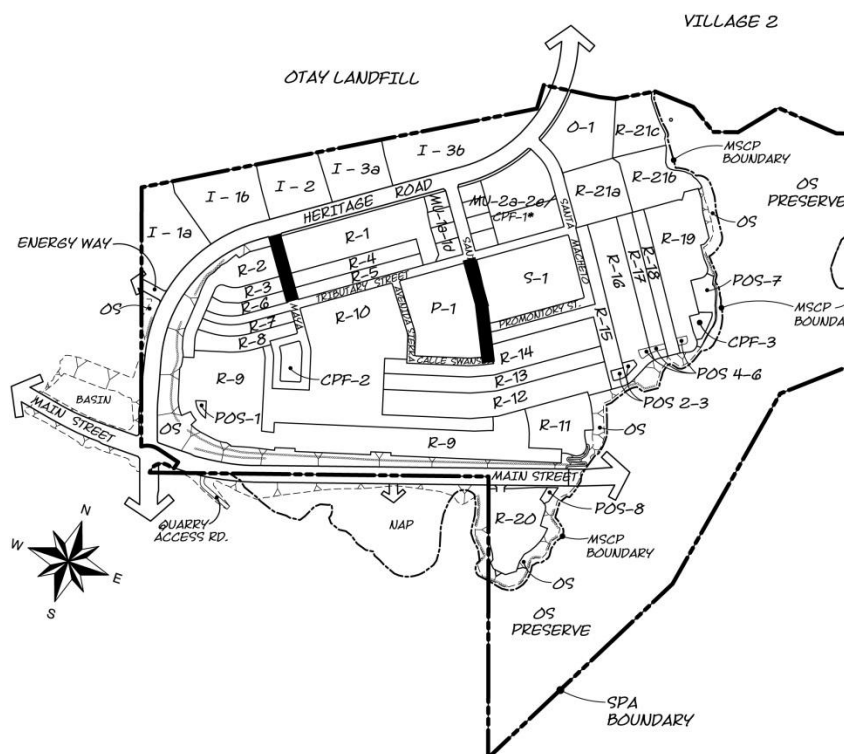
Not to Scale

a portion of Santa Picacho (Street "T") and a portion of Santa Macheto (Street "Y")



#### 4. Modified Two Lane Secondary Village Entry with Median

Secondary Village Entry Streets provides one additional point of access from Heritage Road into Village 3 North. The street design includes 2 travel lanes, a landscaped median, Class 2 bike lanes and landscaped parkways. Both the eastern and western access points provide a wide, tree-shaded walkway (Promenade Trail or Village Pathway) on one side of the street and a standard sidewalk on the other side.





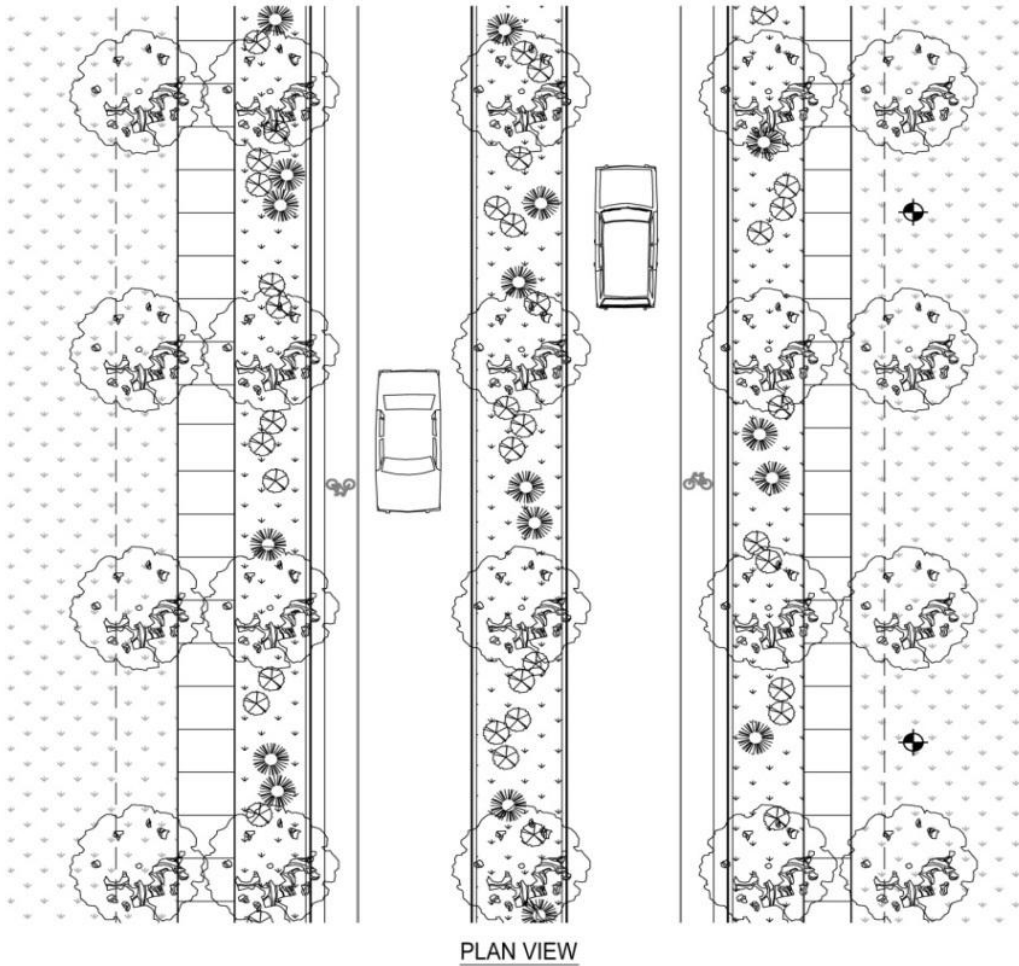
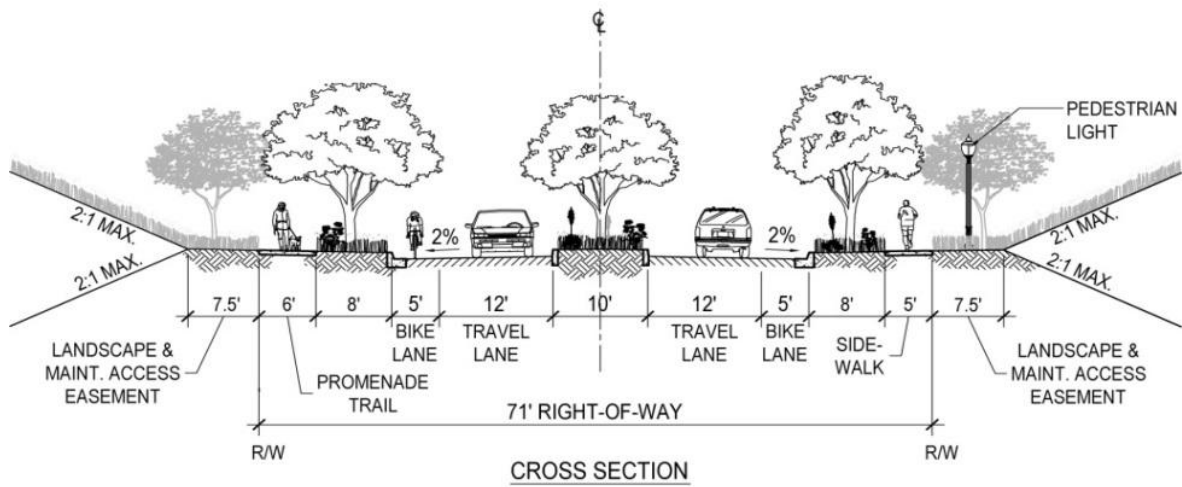


Exhibit 10a  
**Modified Two Lane Secondary Village Entry with Median**

Not to Scale

a portion of Santa Maya (Street "M")

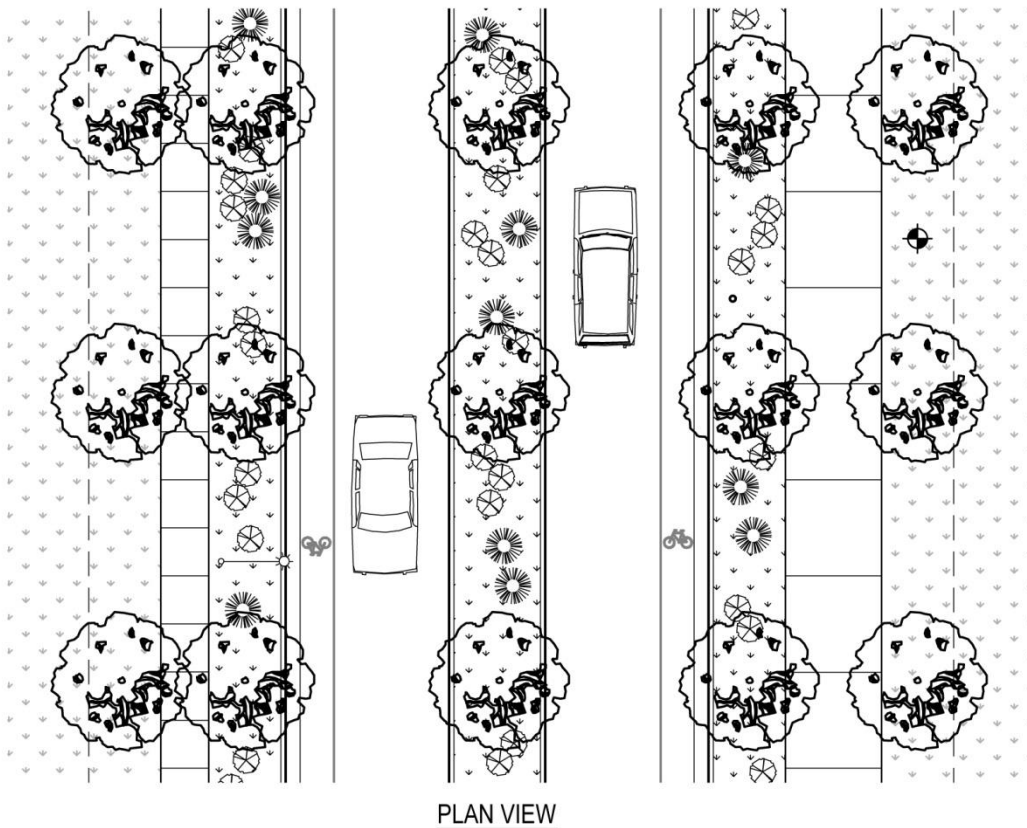
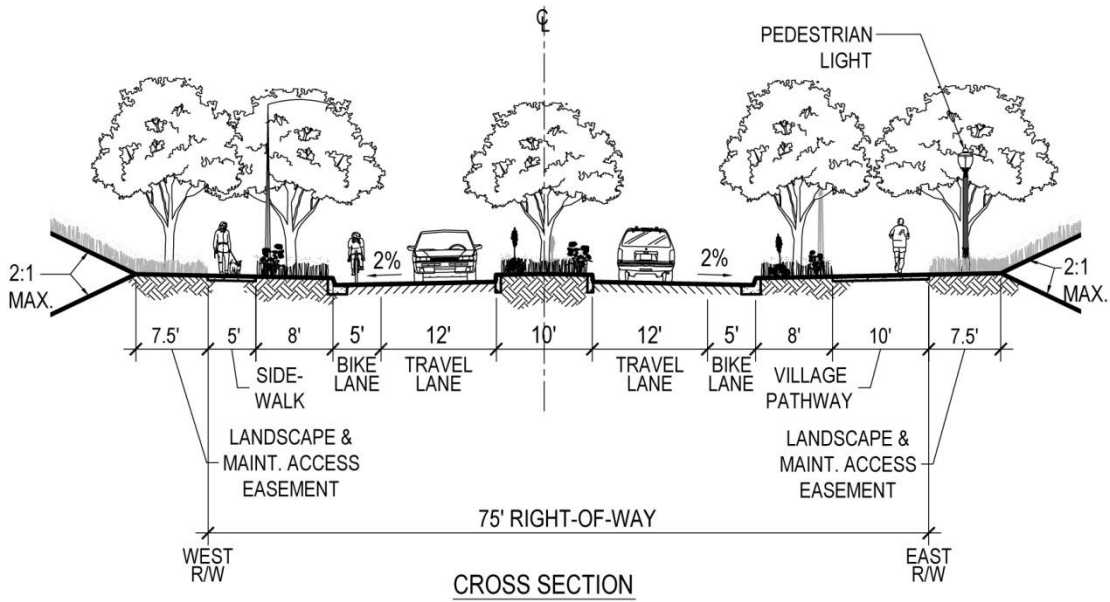


Exhibit 10b  
**Modified Two Lane Secondary Village Entry with Median**  
 a portion of Santa Picacho (Street "T")

Not to Scale



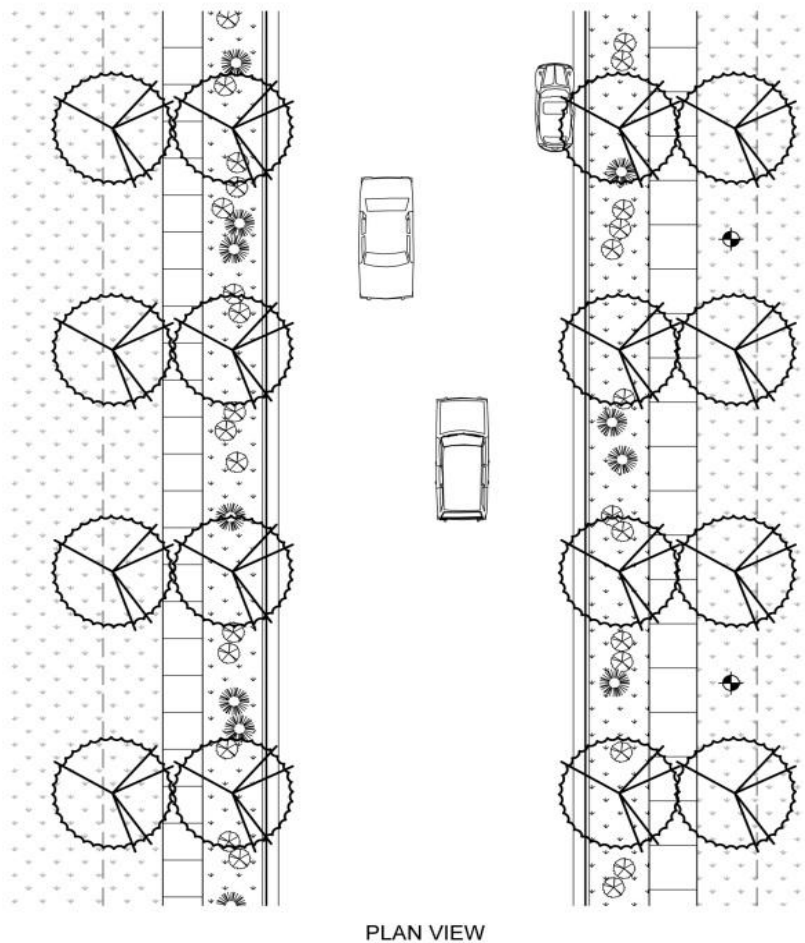
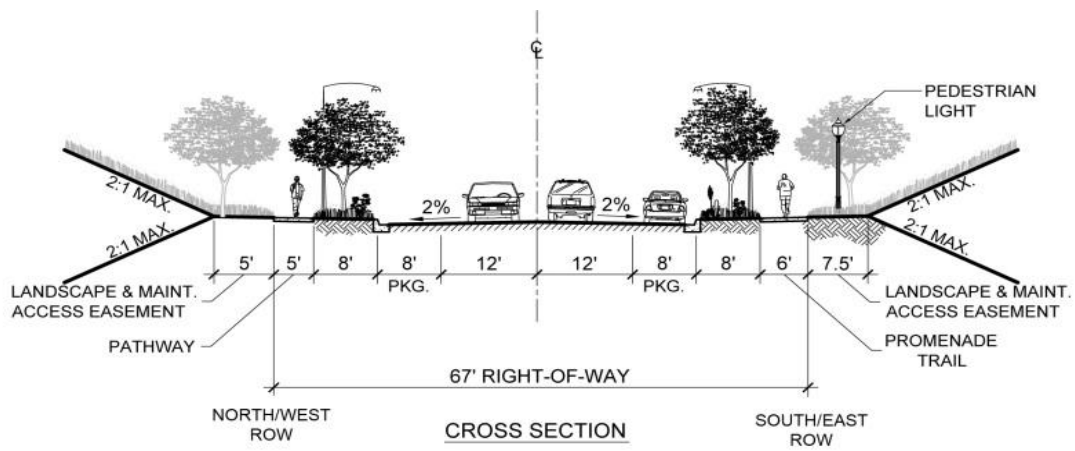


Exhibit 11  
**Residential Street (Promenade – Modified)**

Not to Scale

Numerous Streets





## 6. Parkway Residential Streets

Parkway Residential Streets are streets designed to emphasize the pedestrian-orientation of the village with narrow travel lanes and sidewalks separated from the road with landscaped parkways. Parkway Residential Streets are located throughout the neighborhoods of Village 3 North. The street design provides for two travel lanes, on-street parallel parking and landscaped parkways.

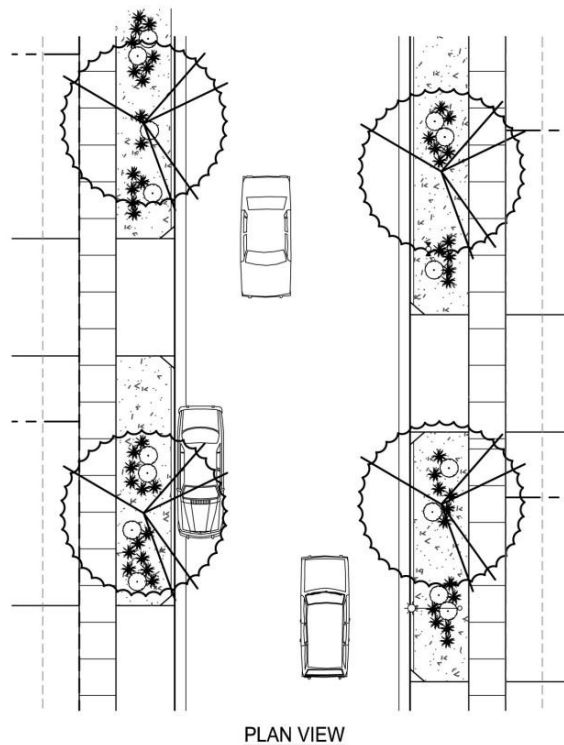
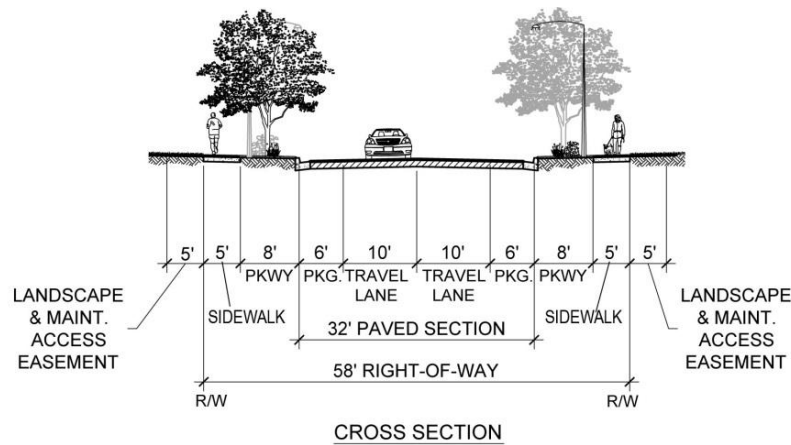


Exhibit 12  
**Parkway Residential Street**

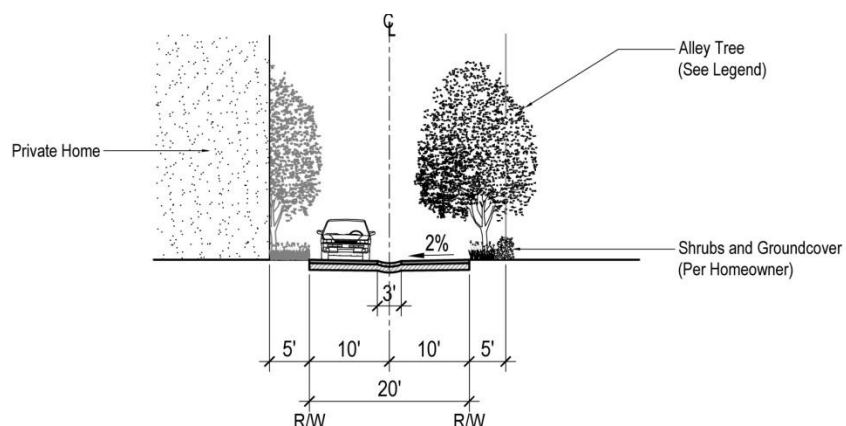
Not to Scale

Numerous Streets

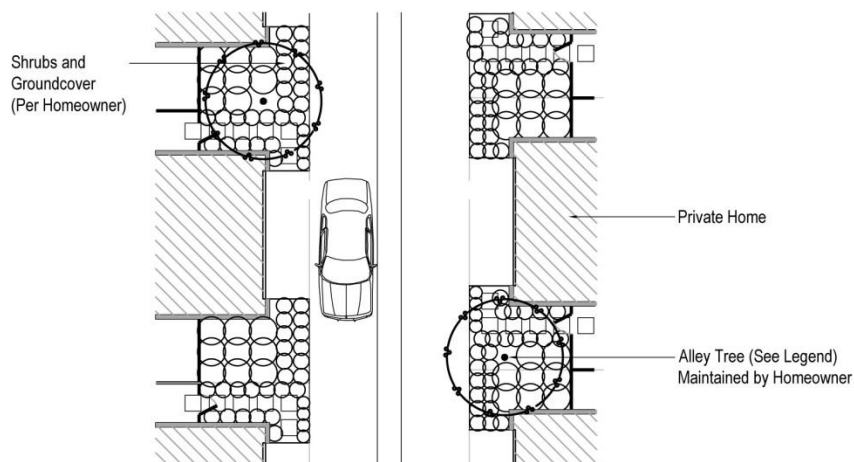


## 7. Private Alleys

In small lot single family and mixed-use areas, alleys may be appropriate. Alleys provide rear entrances for vehicles, decrease traffic on residential streets, minimize the utilitarian appearance of street-facing garages and enable homes to be more open and inviting to the street, creating a pedestrian-friendly environment. Alleys may also provide an alternative location for utilities. Typical alley pavement width is 20 feet.



CROSS SECTION



PLAN VIEW

## Exhibit 13 Private Alley

Not to Scale

Typical Alley Cross Section



## 8. Private Residential Streets

In small lot single family and mixed-use areas, Private Residential Streets may be appropriate. Typical private residential streets provide two travel lanes, parallel parking, and curb-adjacent sidewalks on both sides of the street. Parkway Residential Streets are the preferred residential street throughout Village 3 North. Implementation of this street section is subject to Design Review approval.

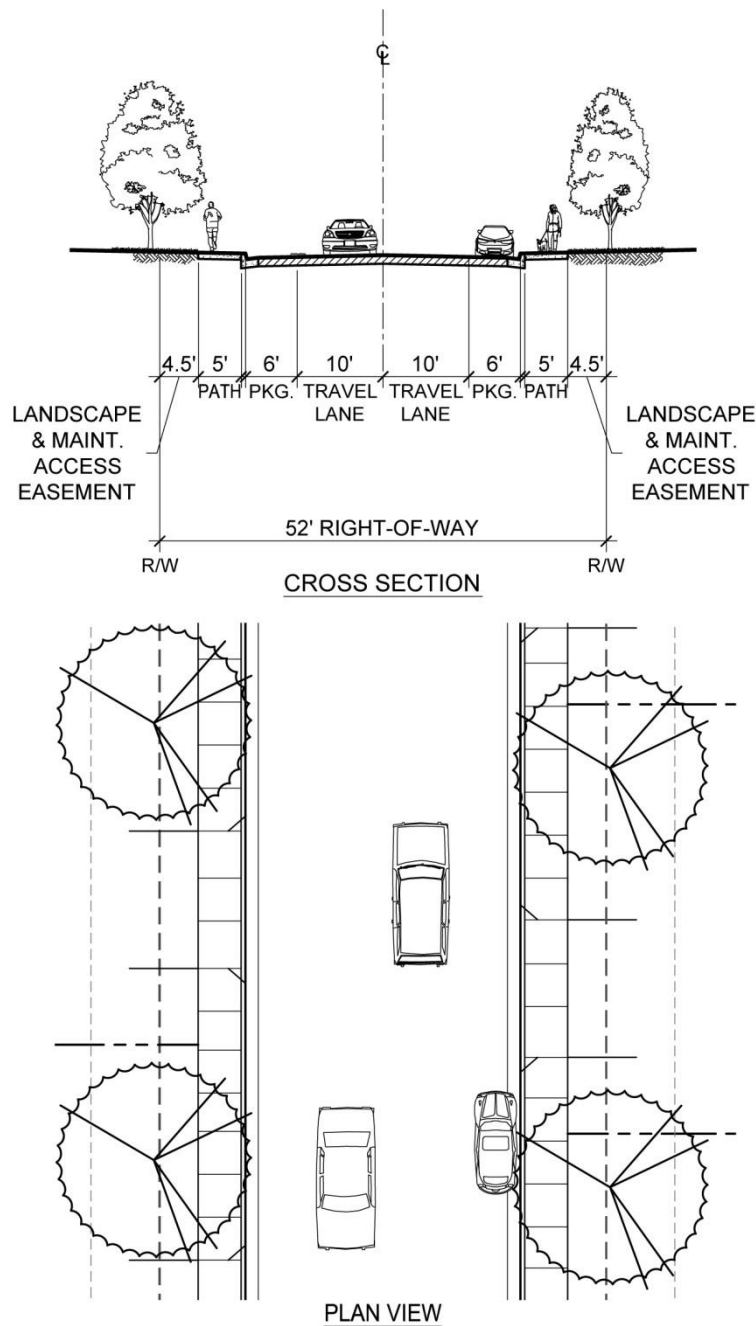


Exhibit 14  
 Private Residential Street Section (Typical)

Not to Scale



## 9. Private Courtyard

In small lot single family cluster neighborhoods, courtyard access may be appropriate. Typical courtyards provide direct access to garages, creating pedestrian oriented streetscape.

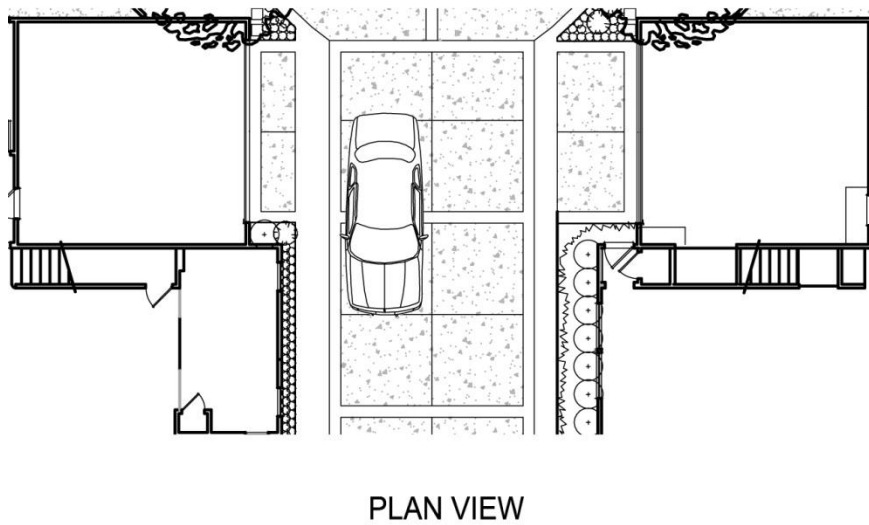
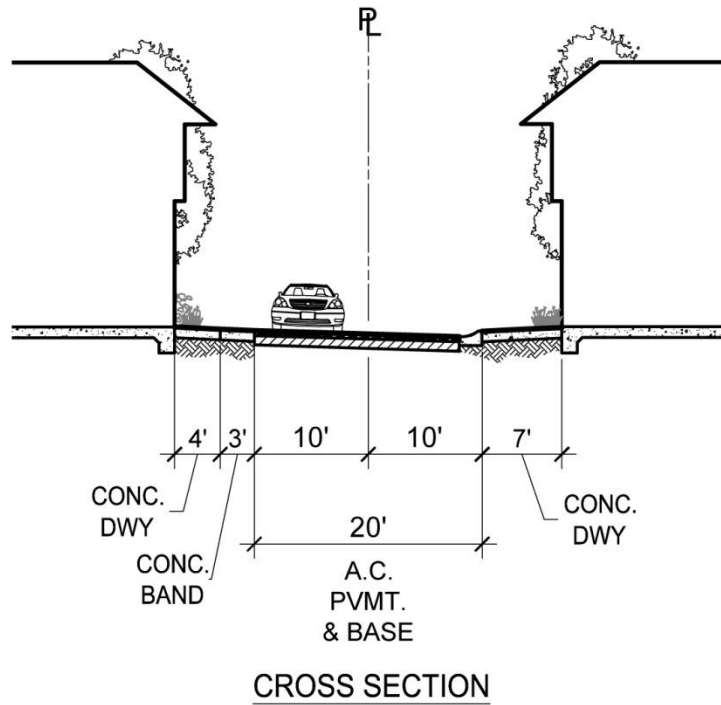


Exhibit 15  
**Private Courtyard (Typical)**

Note: Access through courtyard must be 20' clear of building obstructions.

Not to Scale





## E. TRAFFIC CALMING

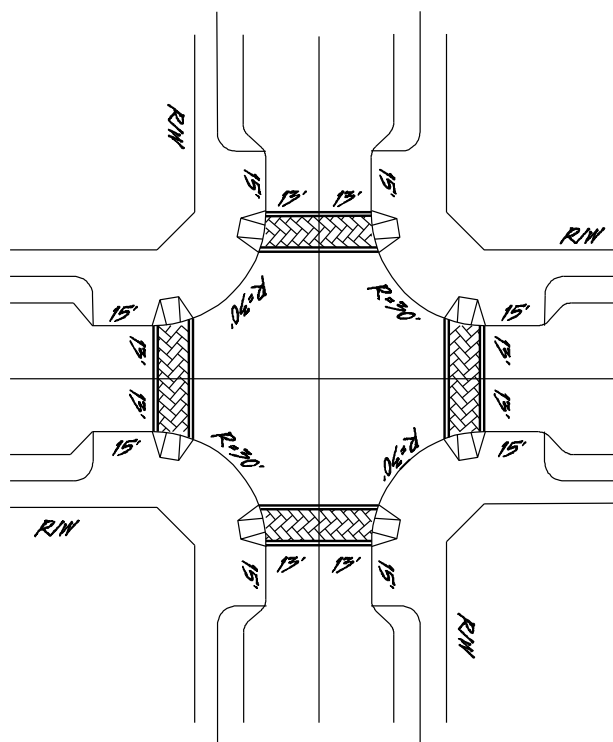
Traffic calming measures promote the pedestrian-orientation of the village. These elements require thoughtful design to provide adequate sight distances and other features to promote safety. The design and location of traffic calming features require the approval of the City Engineer and the Development Services Director concurrent with the approval of the tentative map.

### I. Grid Street Design

The street circulation system in Village 3 North is designed in a grid pattern that helps to calm traffic. The grid pattern creates numerous intersections, requiring vehicles to travel slowly and make frequent stops. The grid pattern also disperses traffic throughout the village by providing numerous travel route options. Dispersed traffic reduces congestion and conflicts, allowing drivers to travel "calmly" through the village.

### 2. Curb Extensions

Curb extensions extend the line of the curb into the travel lane, reducing the width of the street. Curb extensions typically occur at intersections and can reduce pedestrian crossing distance and exposure to traffic, improve driver and pedestrian sight distance visibility and visually and physically narrow the travel lane, resulting in a traffic calming effect.



Note: Not to Scale.

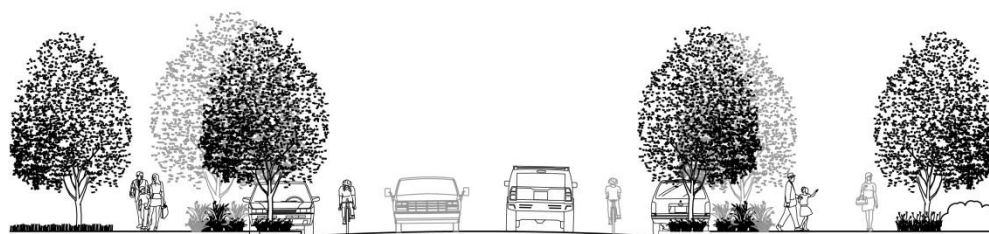
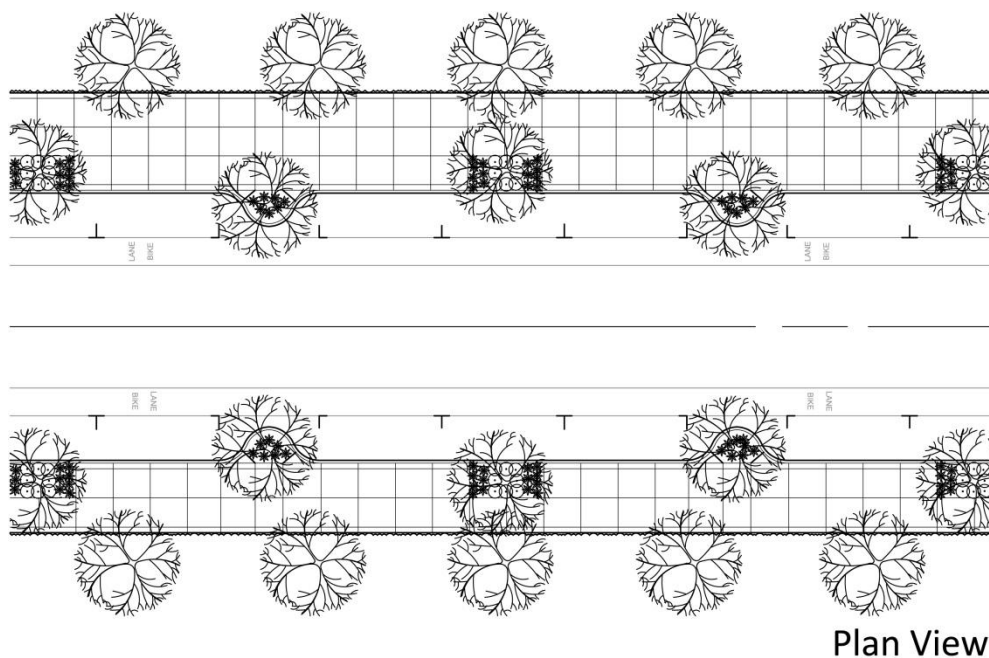
Implement wherever grades through the entire intersection are 2% or less.

Exhibit 16  
Typical Curb Extensions



### 3. Landscaped Pop-Outs

Bay parking with landscaped pop-outs may be located within the Village Core adjacent to the mixed use center. This traffic calming feature slows traffic by creating pinch points at mid points along these streets. Bay parking with landscaped pop-outs provides protected parallel bay parking and creates a sense of place through enhanced landscaping.



Elevation

Exhibit 17  
Typical Landscaped Pop-outs





## F. TRANSIT PLANNING PRINCIPLES

Public transportation is an integral part of the Otay Ranch Community. The design of the Plan area promotes access to public transit and locates land uses in proximity to proposed transit stations. The San Diego Association of Governments (SANDAG) is responsible for regional transportation and transit planning. On October 28, 2011, the SANDAG Board of Directors adopted the 2050 Regional Transportation Plan (RTP) which established the multimodal transportation system for San Diego County, including the City of Chula Vista. The 2050 RTP includes Bus Rapid Transit (BRT) Route 628/680 from Downtown San Diego to Otay Ranch and ultimately to East Otay Mesa and the Mexican Border. In addition, BRT Route 627 links the H Street Trolley Station to Otay Ranch via Southwestern College. The Chula Vista General Plan also includes plans for Rapid Bus Route 635 between the Palomar Street Trolley Station and EastLake Business Center via Main Street and Otay Ranch.

The public transit system also includes a network of local bus routes oriented to community activity centers, including Otay Ranch villages and the proposed University. The local bus network may loop into neighborhood areas collecting riders for the east-west express bus route and the north-south regional transit system. Rapid Bus service (Route 635) is planned along Main Street, just south of Village 3 North. Local Bus service may be provided through Village 3 North on Heritage Road with a potential bus stop along Heritage Road in a location that services both the Industrial / Business Park, mixed use sites and the Village 3 North village core. The Village 4 residential neighborhood may be served by a Rapid Bus station located in Village 8 West, just east of the neighborhood. Transit stop locations and design are based on the following principles:

- Locate transit stops where there are a number of major pedestrian generators.
- Locate transit stops and pedestrian walkways to provide access while respecting the privacy of residential areas.
- At the intersection of two or more transit routes, locate bus stops to minimize walking distance between transfer stations.
- Locate bus turn-outs on the far side of the intersections to avoid conflicts between transit vehicles and automobile traffic, permitting right-turning vehicles to continue turning movements.
- Transit stops should be provided with adequate walkway lighting and well designated shelters.
- Walkway ramps should be provided at transit stops to ensure accessibility.

III-51  
December 2, 2014





## **G. PEDESTRIAN TRAILS**

The SPA Plan has been designed to accommodate the trails program described by the Otay Ranch GDP, Overall Design Plan and the City of Chula Vista Greenbelt Master Plan and Otay Valley Regional Park (OVRP) Concept Plan. The plan recognizes that the provision of bicycle and pedestrian circulation is fundamental to creating urban villages. All village streets and sidewalks have been designed at gradients of 10 percent or less to facilitate pedestrian circulation.

The trails program is described below and the Trails Plan is depicted on Exhibit 20. The street cross-sections (Exhibits 7 – 12) illustrate regional and village trails and pathways. Separate trail cross-sections are also provided on the following pages on Exhibits 21-25. Additional details regarding the trail system are provided in the Parks, Recreation, Open Space and Trails Master Plan and the Village Design Plan.

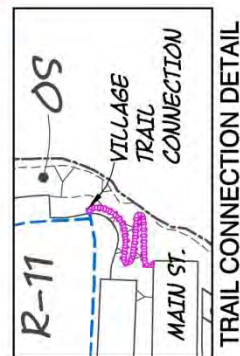
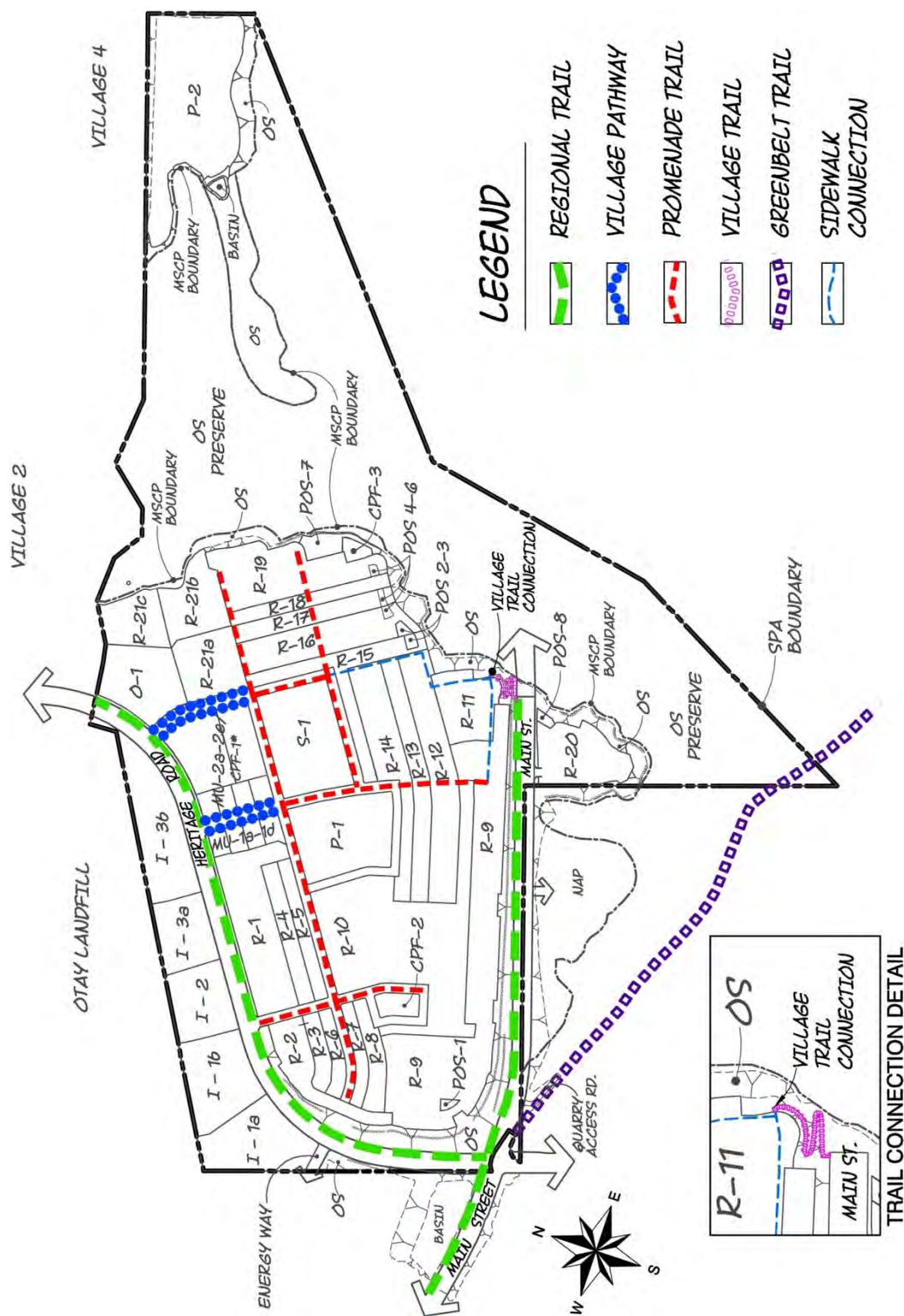


Exhibit 20  
 Trails Plan



### I. Regional Trails

Chula Vista Regional Trails are located on the north side of Main Street and the east side of Heritage Road. The Heritage Road Regional Trail connects north to Village 2 and south to the Otay Valley Regional Park and Chula Vista Greenbelt trail system. The Main Street Regional Trail connects east to the Village 8 West Town Center and future EUC and University. These trails are located adjacent to the roadways within landscape buffers. The trail surface may be concrete or decomposed granite trails, depending on the gradient, and is 10 feet wide to accommodate both pedestrians and bicycles.

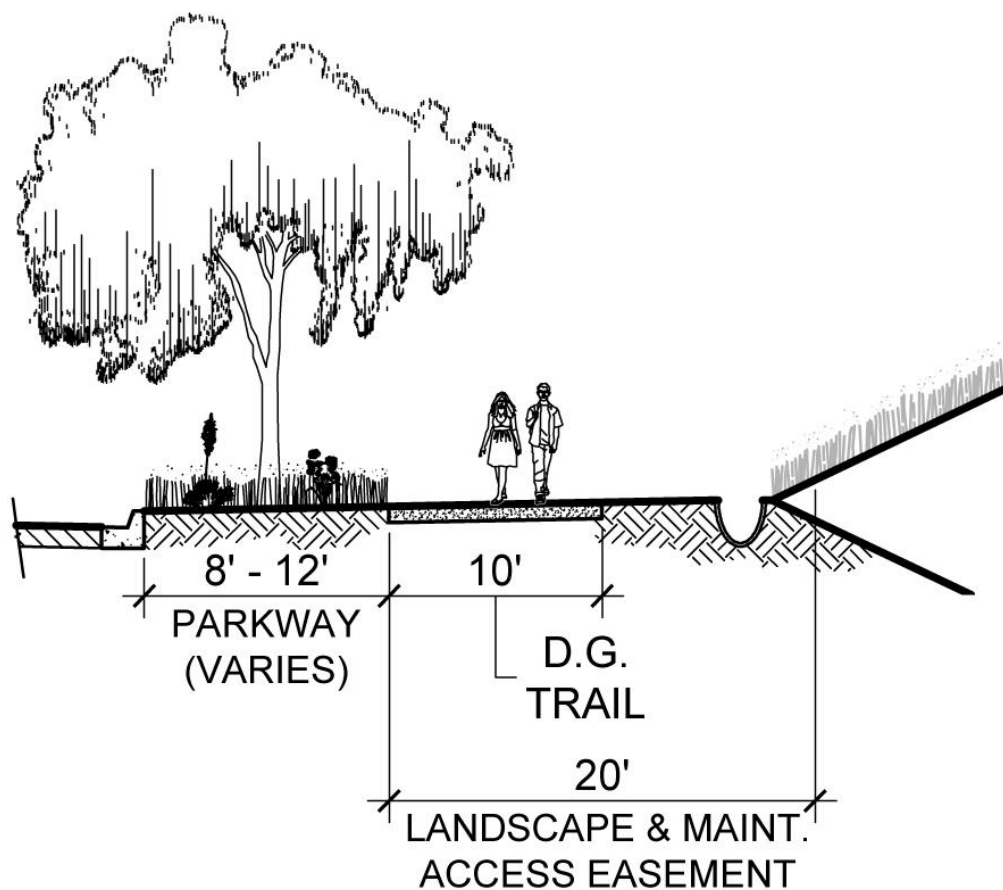


Exhibit 21  
Chula Vista Regional Trail





## 2. Chula Vista Greenbelt and OVRP Trails

As described in the Chula Vista Greenbelt Master Plan, planned multi-use trails, including equestrian uses, will be implemented within the existing Salt Creek sewer access/maintenance road through the Otay Valley on the north side of the river. One segment of the Greenbelt Trail (approximately 289 feet), is within the SPA boundary south of Village 3 North. The Village 3 North village core will be connected to the Greenbelt via the Regional Trails along Heritage Road and Main Street, ultimately connecting to the east and west Greenbelt segments within the Otay Valley Regional Park.

The OVRP Concept Plan identifies a multi-use trail system, including equestrian, through the Otay River Valley. The portion of the Greenbelt Trail described above coincides with the OVRP trail. Consistent with the MSCP, this trail is co-located within the existing Salt Creek Sewer maintenance road to avoid impacts to sensitive habitat in the river valley and control access along the Otay Ranch Preserve edge.. The Chula Vista Greenbelt Trail will be implemented according to the Greenbelt Master Plan and OVRP Design Standards and Guidelines. All trail signage shall conform with the Greenbelt Master plan.

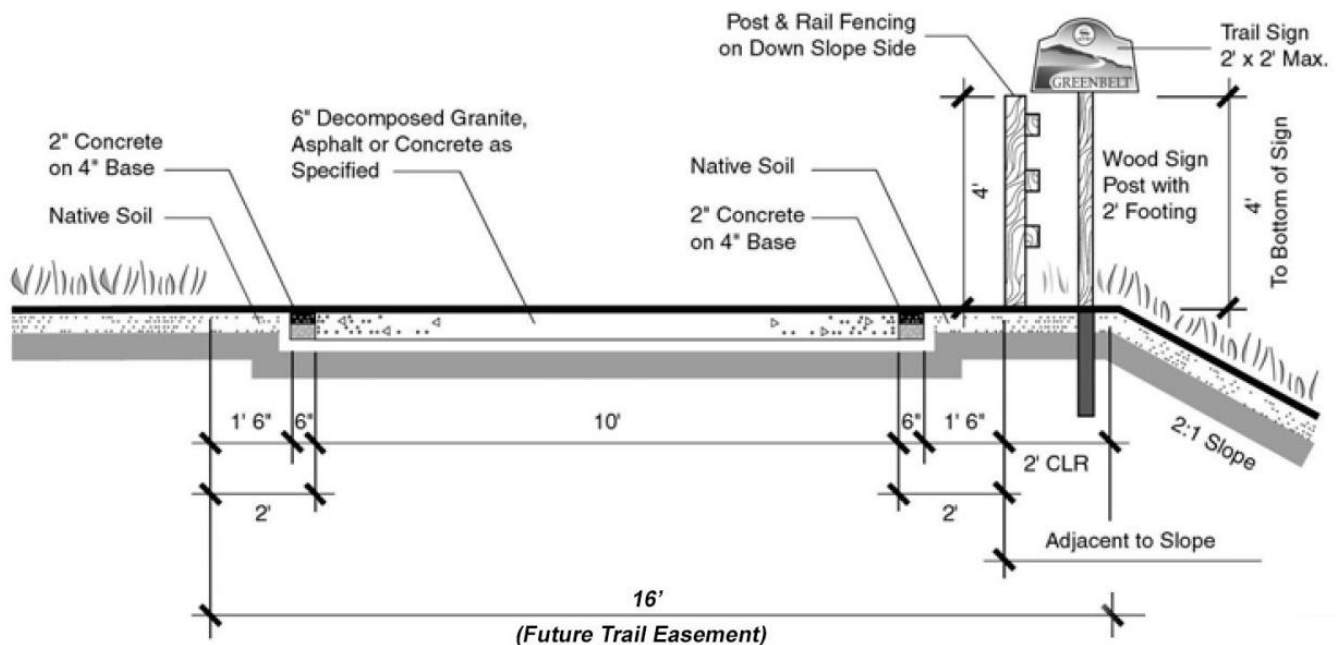


Exhibit 22  
 Chula Vista Greenbelt Trail Section



### 3. Village Trail

The Village 3 North Village Trail located in the south west portion of Village 3 provides a pedestrian connection from Village 3 North to the Chula Vista Greenbelt/OVRP trail located in the Otay River Valley via the Main Street Regional Trail. Trail improvements include concrete treated base or stabilized decomposed granite trail surface, Post & Rail fencing and signage.

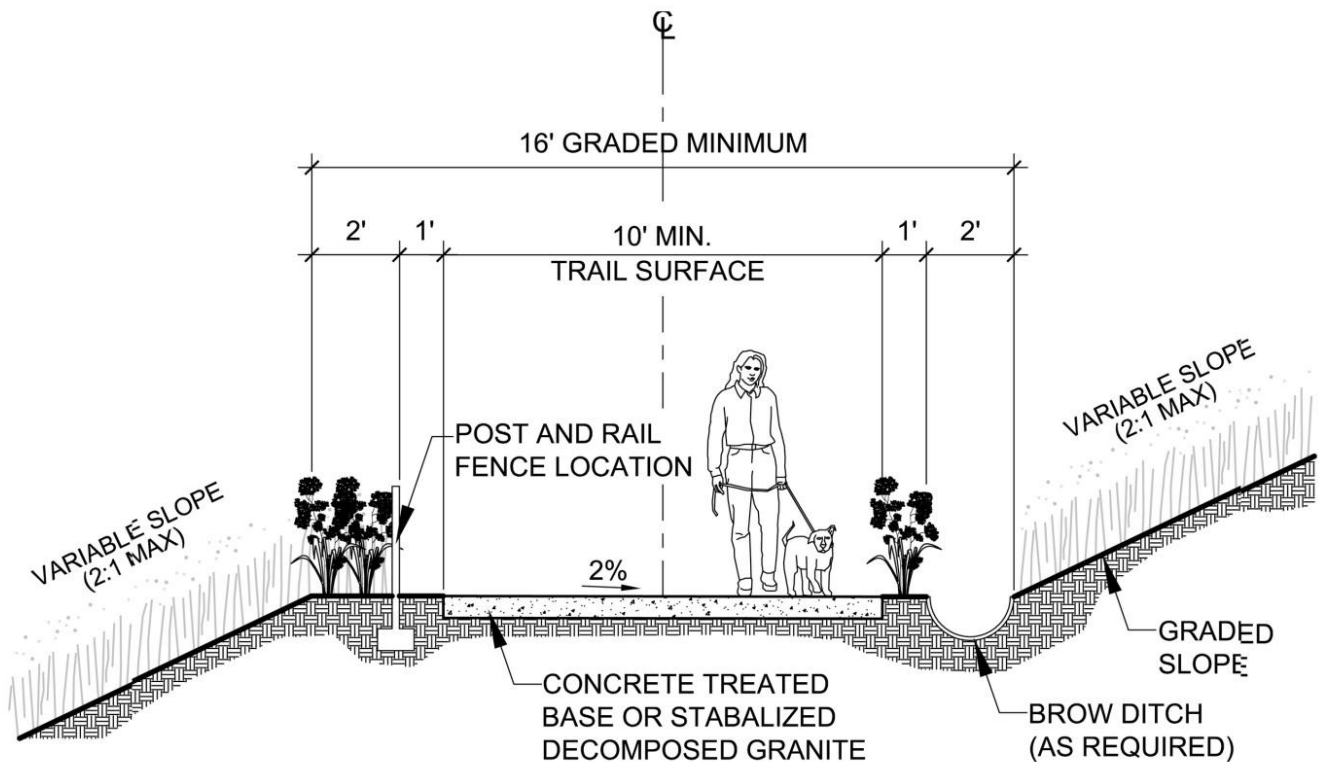


Exhibit 23  
**Village Trail**



#### 4. Village Pathway

Village Pathways are inter-village multi-purpose paths that link all of the Otay Valley Parcel villages. In Village 3 North, a Village Pathway is proposed to extend south from Heritage Road, through the mixed use commercial area and to the neighborhood park and school. The Village Pathway is a 10' colored concrete (Adobe Tan) pathway, separated from the street by a landscaped, tree-lined parkway and pedestrian scaled lighting.

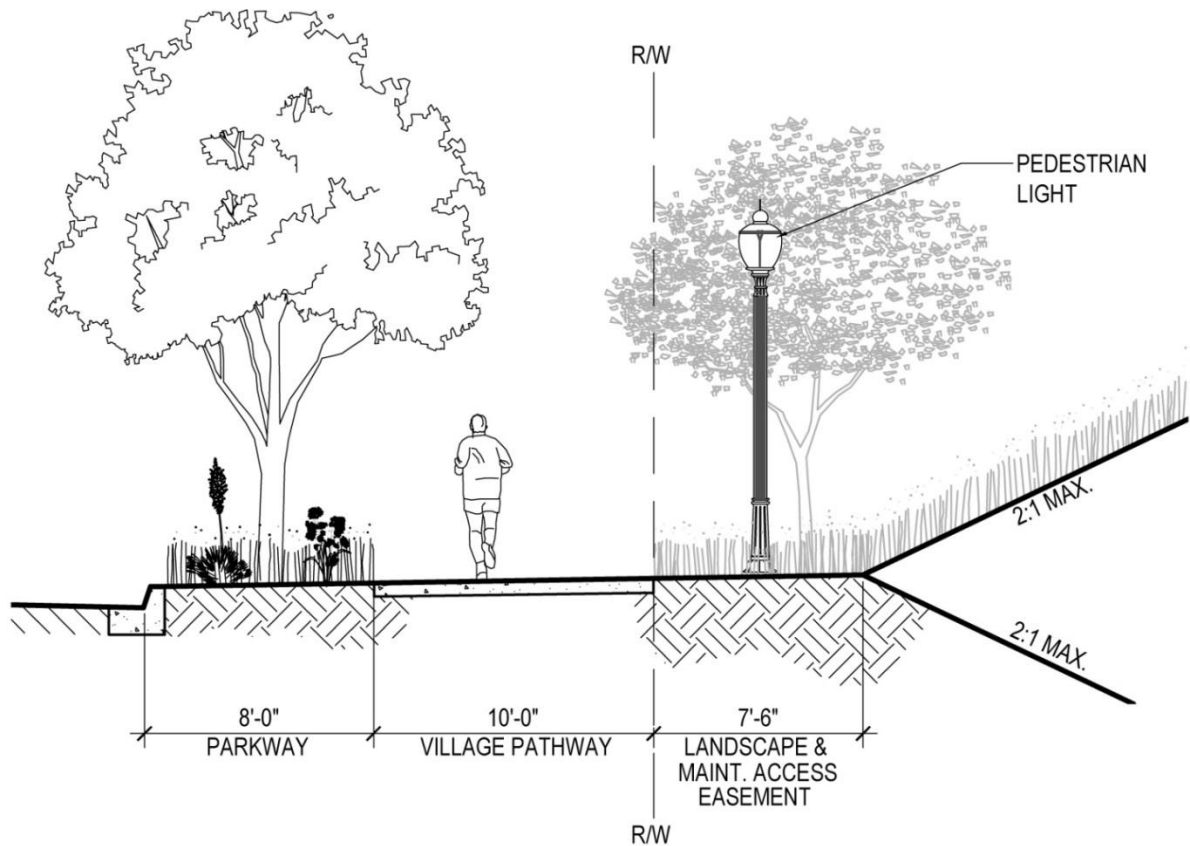


Exhibit 24  
Village Pathway



## 5. Promenade Trail

Promenade Trails are tree shaded walkways located along the featured side of the Modified Two Lane Secondary Village Entry Street and Modified Promenade Residential Street. In Village 3 North, the Promenade Trail provides a pedestrian friendly connection between the Village Core Mixed Use area and the school, neighborhood park and residential neighborhoods. Promenade Trails are six foot wide concrete trails separated from the street by a landscaped parkway.

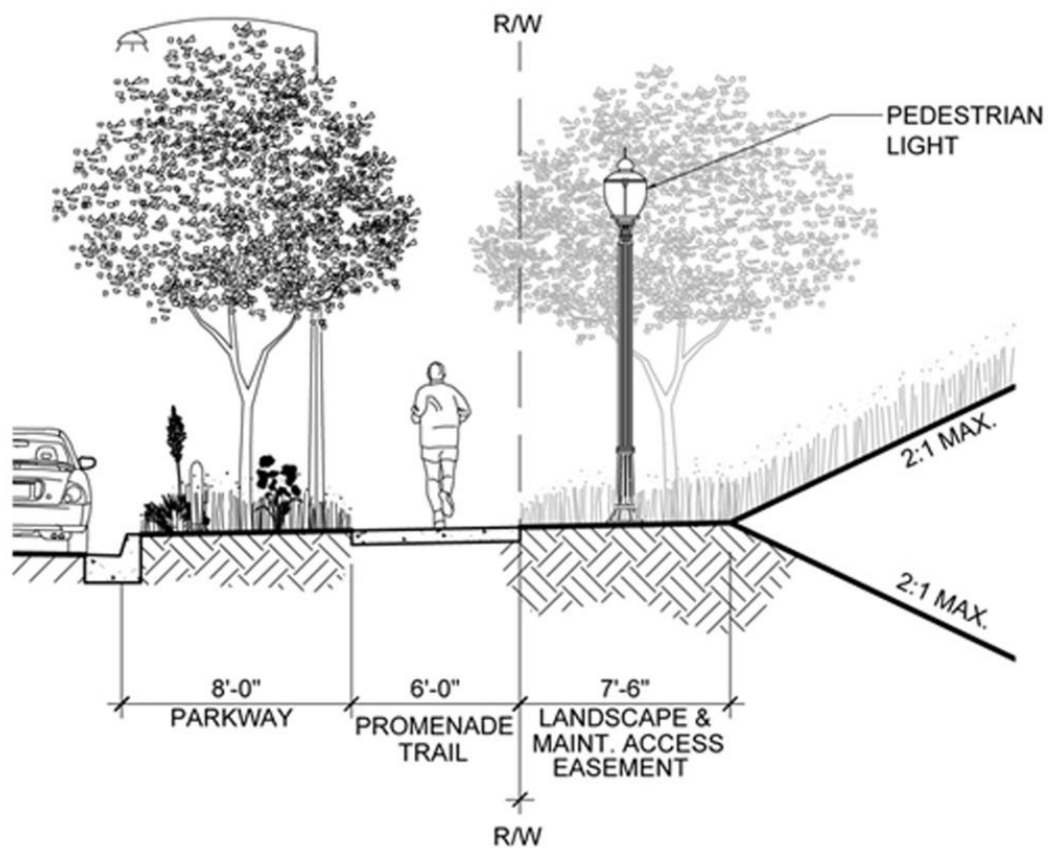


Exhibit 25  
**Promenade Trail**



## **6. Village Streets**

The village streets are designed to promote pedestrian and bicycle circulation. Sidewalks are provided on all public village streets. The preferred design for all village streets is the Parkway Residential Street, which provides a minimum five-foot wide sidewalk separated from the roadway by landscaped parkways. The Village Design Plan provides additional design details.

## **H. BICYCLE CIRCULATION**

The SPA Plan has been designed to accommodate the bicycle circulation program described by the Chula Vista General Plan, Otay Ranch GDP, Overall Design Plan, Greenbelt Master Plan, OVRP Concept Plan and Chula Vista Bikeway Master Plan. The Village 3 North Bicycle Circulation Plan is depicted on Exhibit 26. The following bike elements are planned within and surrounding the Village 3 North SPA Plan Area

### **1. Class 2 Bike Lanes**

Class 2 Bike Lanes are planned along Main Street, Heritage Road and within the three Village Entry streets. These signed and stripped lanes within the street right-of-way connect to a larger bike circulation network within the City of Chula Vista.

### **2. Greenbelt and OVRP Trails**

The Greenbelt and OVRP trails are proposed as multi-use trails which can accommodate bicyclists. As described above, the portion of the Greenbelt Trail coincides with the OVRP trail and is located on the existing Salt Creek sewer maintenance road located south of Village 3 North within the Otay Valley on the north side of the river.

### **3. Regional Trails**

Regional Trails are also intended as multi-use trails to accommodate a variety of users including bicyclists who may choose not to travel on bike lanes on major roadways. The trails are located on the south side of Main Street and the east side of Heritage Road

### **4. Additional Bicycle Routes**

Additional Bike Routes are planned in the village connecting residential neighborhoods to the village core along the Modified Residential Promenade Streets. These “enhanced Class 3 routes” will provide “Sharrows” painted on the travel lane to indicate shared lanes with vehicles



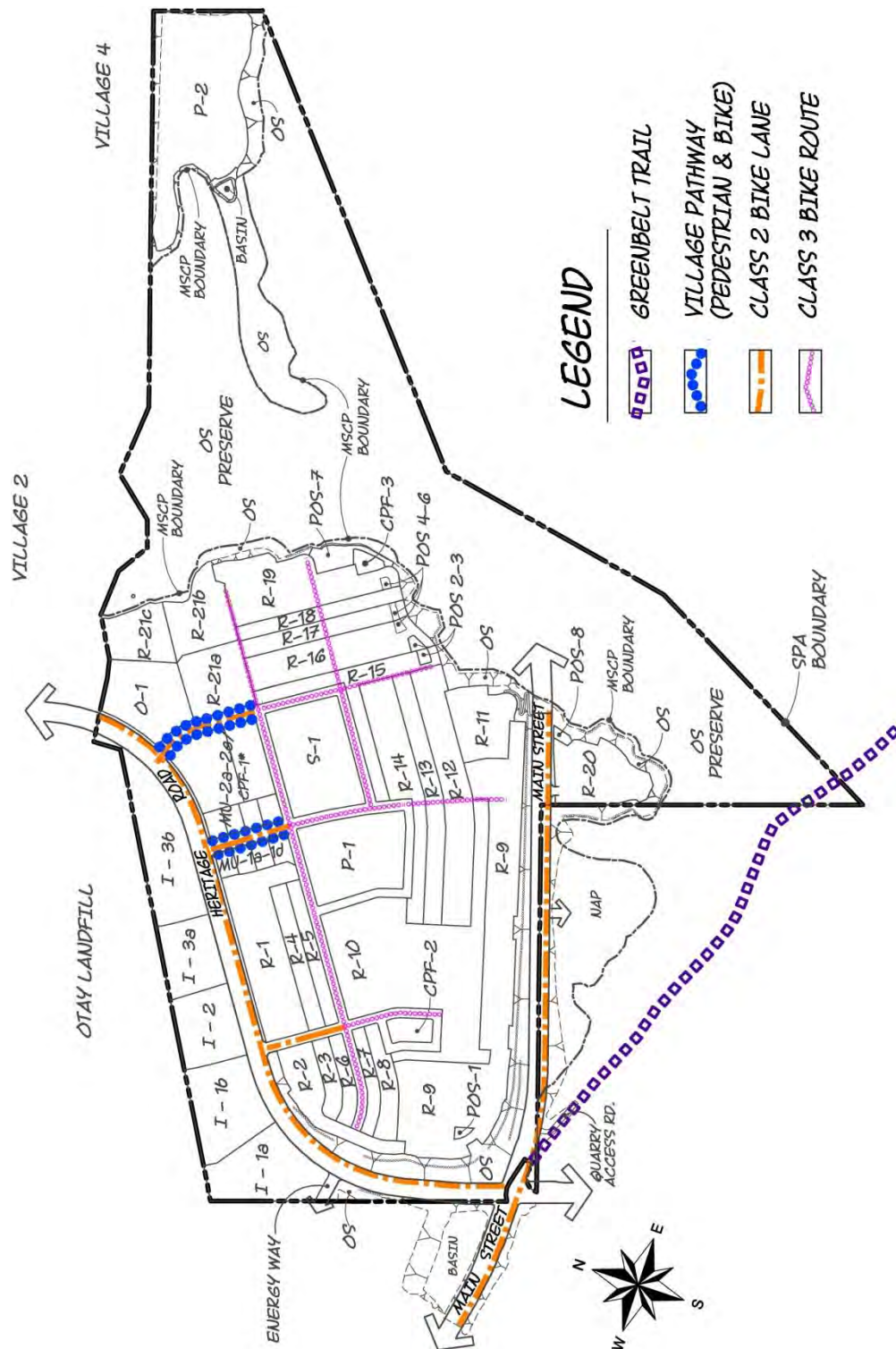


Exhibit 26  
 Bicycle Circulation Plan

#### ***IV. Grading***







## **IV. GRADING**

### **A. INTRODUCTION**

The Land Use and Transportation Element of the Chula Vista General Plan states the mesas, hilltops, and gently rolling topography in Chula Vista offer the best conditions for development. Steeply sloped hills and valleys can serve as resources, linking developed regions and important natural features. The goal of the Otay Ranch GDP is to concentrate urban development on flatter areas and retain sensitive natural topographic features. The SPA Plan area is located primarily on mesa tops sloping south to the Otay River Valley and Wolf Canyon Preserve areas. Slopes surrounding the village will be undulating with variable horizontal and vertical gradients, to blend into the surrounding terrain and create an aesthetically pleasing setting. This chapter describes the guiding policies and requirements for grading and their application to the topographic characteristics of the SPA Plan area.

### **B. GRADING REQUIREMENTS**

To ensure subsequent grading plans implement the City's policies regarding landform grading and hillside development, final grading design to implement the SPA Plan shall be consistent with the grading design concepts of the SPA Conceptual Grading Plan, and shall adhere to the grading standards and policies described below.

#### **I. City of Chula Vista General Plan**

Chula Vista Municipal Code Section 15.04 – Grading Ordinance contains specific criteria to guide grading within the City:

- Create artificial slopes with curves and varying slope ratios designed to simulate the appearance of surrounding natural terrain.
- Incorporate created ravine and ridge shapes with protective drainage control systems and integrated landscaping design.
- Conventional grading shall mean the standard 2-to-1 slope and other uniform slope faces.
- Conventional grading should be restricted to those cases where adherence to landform grading principles would not produce any significant contribution to the high quality site planning goals established overall by the General Plan.
- Conventional grading is only appropriate where landform grading is demonstrated to be impractical or the location of the slope is in a very low visibility situation.
- The fact that landform grading may not produce the maximum size of building pad or development area is not sufficient justification for determining that landform grading is impractical.



## **2. Otay Ranch General Development Plan**

The Otay Ranch General Development Plan also contains specific criteria to guide grading in the overall ranch area. Final grading designs implementing the SPA grading concept are required to incorporate the following:

- Grading within the SPA Plan Area shall be subject to Chapter 15.04 - Excavation, Grading and Fills of the Municipal Code.
- Ranch-wide, there shall be preservation of 83 percent of the existing steep slopes (property with gradients of 25 percent or greater).
- Geotechnical investigations shall be provided with each SPA plan.
- Grading within each village is intended to minimize earthmoving distances and to facilitate phased grading.
- Naturalized buffering shall be provided as a transition between development and significant existing landforms.
- Manufactured slope faces over 25 feet shall be varied to avoid excessive “flat planed” surfaces.
- Variable slope ratios not exceeding 2:1 should be utilized when developing grading plans.
- To complement landform grading, landform planting techniques will be utilized. As in a natural setting, major elements of the landscape are concentrated largely in the concave “drainages,” while convex portions are planted primarily with ground cover and minor materials.

## **3. Otay Ranch Overall Design Plan**

The Otay Ranch Overall Design Plan provides additional guidelines for grading within the project area:

- When grading in any of the defined scenic corridors, contours shall be carefully modulated and softened to blend with existing natural slopes to create a more natural and irregular appearance.
- Excessively long, uniform slopes shall be avoided.
- Contours should be rounded and blended without sharp or unnatural corners where cut or fill slopes intersect a natural canyon or slope.
- Transitions between new cut and fill slopes and natural slopes should be made by rolling the top or bottom of the new slope to integrate the two conditions.
- When grading for development or where roadways intersect a natural slope without cut or fill slopes (daylight condition), a rounded top or bottom of the slope should be retained to blend the natural slope with the building or road pad.



- Create road alignments to meet the natural contours with minimal grading and blending of cut/fill slopes with natural topography is required.
- When feasible, divided roads may be split vertically to soften the impact of grading and to maximize potential scenic views.
- Landscape graded slopes with native and indigenous plant materials to blend with existing planting when adjacent to new landscaping.

The GDP and RMP establish a ranch-wide standard for landform modification that 83% of steep slopes (natural slopes with gradients of 25% or greater) shall be preserved within the Otay Ranch. Based on current data collection and updated modeling results, Otay Ranch contains 9,821 acres of land with gradients of 25% or greater. Applying the GDP/RMP requirement for 83% Ranch-wide steep slope preservation equates to 1,670 acres of steep slopes Ranch-wide that could be impacted.

Development of Village 3 North and a portion of Village 4 will impact 36.8 acres of on and off-site natural steep slopes as depicted on Exhibit 27 and included in Table 2. Natural steep slope impacts within Village 3 North and a portion of Village 4 include the following:

1. 31.2 acres onsite and 1.8 acres off-site (33.0 acres total) within the Otay Valley Parcel of Otay Ranch.
2. 3.8 acres of additional off-site steep slope impacts outside of the Otay Ranch (Exhibit 27) not subject to the GDP/RMP preservation requirement.

Future build out projections for remaining SPA Plan areas in the Otay Valley, Proctor Valley, and San Ysidro Parcels estimate that 1,069 acres of steep slopes will be impacted Ranch-wide including the 33.0 acres on and off site of Village 3 North and a portion of Village 4. Combined with set steep slope impacts (approximately 335.6 acres from approved plans), Ranch-wide impacts are estimated at 1,404.6 acres. The 1,404.6 acres of impact equates to approximately 86% preservation which is above the 83% preservation standard in the RMP. Table 2 provides a summary of the projected Ranch-wide impacts to steep slopes at build out.



**Table 2 - Otay Ranch Steep Slopes**

	Existing Steep Slopes (Slope Gradient $\geq 25\%$ )	Steep Slope Impacts (City of Chula Vista)	Projected Steep Slope Impacts (County of San Diego)
<b>Otay Valley Parcel</b>			
<u>Approved SPA Plans:</u> Villages 1 and 1 West, 2, 4 (Park Portion), 5, 6, 7, 8 West, 9, 11, and Planning Area 12 (Eastern Urban Center and Freeway Commercial)			
Sub-totals	439	335.6	-
<u>Remaining SPA Plans:</u> Village 3, 4 (Remainder), 8 East, 10, University, and Planning Area 18			
Sub-totals	287.4	202.7 <sup>(1)</sup>	-
<b>Proctor Valley</b>			
<u>Remaining SPA Plans:</u> Village 13, 14, 16, and 19			
Sub-totals	486.3	-	378.3 <sup>(2a,3)</sup>
<b>San Ysidro Mountains</b>			
<u>Remaining SPA Plans:</u> Villages 15 and 17			
Sub-totals	560.1	-	488.0 <sup>(2b,3)</sup>
<b>Outside Development Areas</b>			
Sub-totals	8,048.5	0	0
Ranch-wide Sub-totals	9,821.3	538.3	866.3
<b>Ranch-wide Totals</b>	<b>9,821.3</b>	<b>1,404.6</b>	

Notes:

- Slope impacts are based on best available data including currently proposed projects (SPA Plans/Tentative Maps) and current GDP/SRP development areas.
- Excludes acreages associated with Wildlife Agency conservation acquisitions that would no longer be developable:
  - 108 acres within Proctor Valley
  - 72.1 acres within San Ysidro Mountains
- Assumes development will impact 100% of steep slopes (slope gradient  $\geq 25\%$ ) within current GDP/SRP development areas.

Manufactured internal slopes within the SPA Plan area are typically 2:1 maximum gradient. If at the tentative map stage, slopes of 25 feet in height or greater in highly visible locations are proposed, landform grading techniques may be considered on a case-by-case basis as/and approved by the Development Services Director. In the SPA Plan area, the most visible slope locations are along prime arterial streets and adjacent to the Otay River Valley and Wolf Canyon open space Preserve areas. As such, landform grading techniques will be used for slopes 25 feet in height or greater where they occur along prime arterial streets and natural open spaces.



### **C. GRADING CONCEPT**

The SPA level grading plan provides a preliminary grading concept identifying major slope locations. The preliminary grading design is as indicated on the Conceptual Grading Plan (Exhibit 28). The grading concept is based on the following objectives:

- Create efficient man-made landforms that visually respond to natural terrain characteristics where practical.
- Create and maintain on- and off-site views.
- When significant land forms are modified for project implementation, round the land form as much as possible to blend into the natural grade.
- With approval of the City Engineer, round the tops and toes of slopes. When slopes cannot be rounded, utilize vegetation to alleviate sharp angular appearances.
- Balance earthwork, utilizing an equal amount of cut for an equal amount of fill.
- Create, where possible, barriers or physical separation from traffic noise sources.
- Utilize elevation changes to separate potential land use conflicts.
- Wherever possible, create a fairly level area for a village core that will accommodate mixed-use, community purpose facility, elementary school, neighborhood park and multi-family residential development.
- Create useable areas that provide for a variety of residential housing types.
- Minimize, where feasible, impacts to sensitive areas including the Otay River Valley and Wolf Canyon.
- Undulate slopes surrounding the village with variable horizontal and vertical gradients, to blend into the surrounding terrain and create an aesthetically pleasing setting.
- Design retaining walls to avoid conflicts with utilities.

Preliminary soils and geotechnical reports have been prepared for the SPA Plan area and have identified the site as being suitable for development. The proposed raw grading quantities for the Plan area are approximately 5.4 million cubic yards of balanced cut and fill material. This raw quantity is exclusive of remedial measures that may be required by the soils engineer. Actual quantities will be based on more detailed engineering at the tentative map, grading plan and final map stages. Grading limits extend beyond the boundary of the SPA Plan



for the construction of roads and infrastructure. Exhibit 29 illustrates the locations of cut and fill.

Based on actual field conditions, the erosion potential of slopes will be reduced with control measures such as berms at the tops of all slopes, paved interceptor ditches, and vegetation. Erosion control will be consistent with best management practices.

Project grading permits will provide assurances acceptable to the City Engineer that landscaped slopes will have adequate maintenance to ensure continued viability of landscaping. Generally, except for private lots, slopes which exceed ten feet in height will be maintained by a homeowners' or property owners' association or a landscape maintenance Community Facilities District (CFD).

#### **D. GRADING REVIEW**

Tentative Maps and grading plans must conform to the grading concepts and requirements contained in this SPA, and to all applicable City policies and ordinances.

Prior to grading plan approval by the City Engineer, all grading will be subject to the requirements of the Chula Vista Municipal Code, Title 15.04, Storm Water Manual, the City of Chula Vista Subdivision Manual, Design and Construction Standards of the City of Chula Vista, San Diego Area Regional Standard Drawings, and Standard Specifications for Public Works Construction.



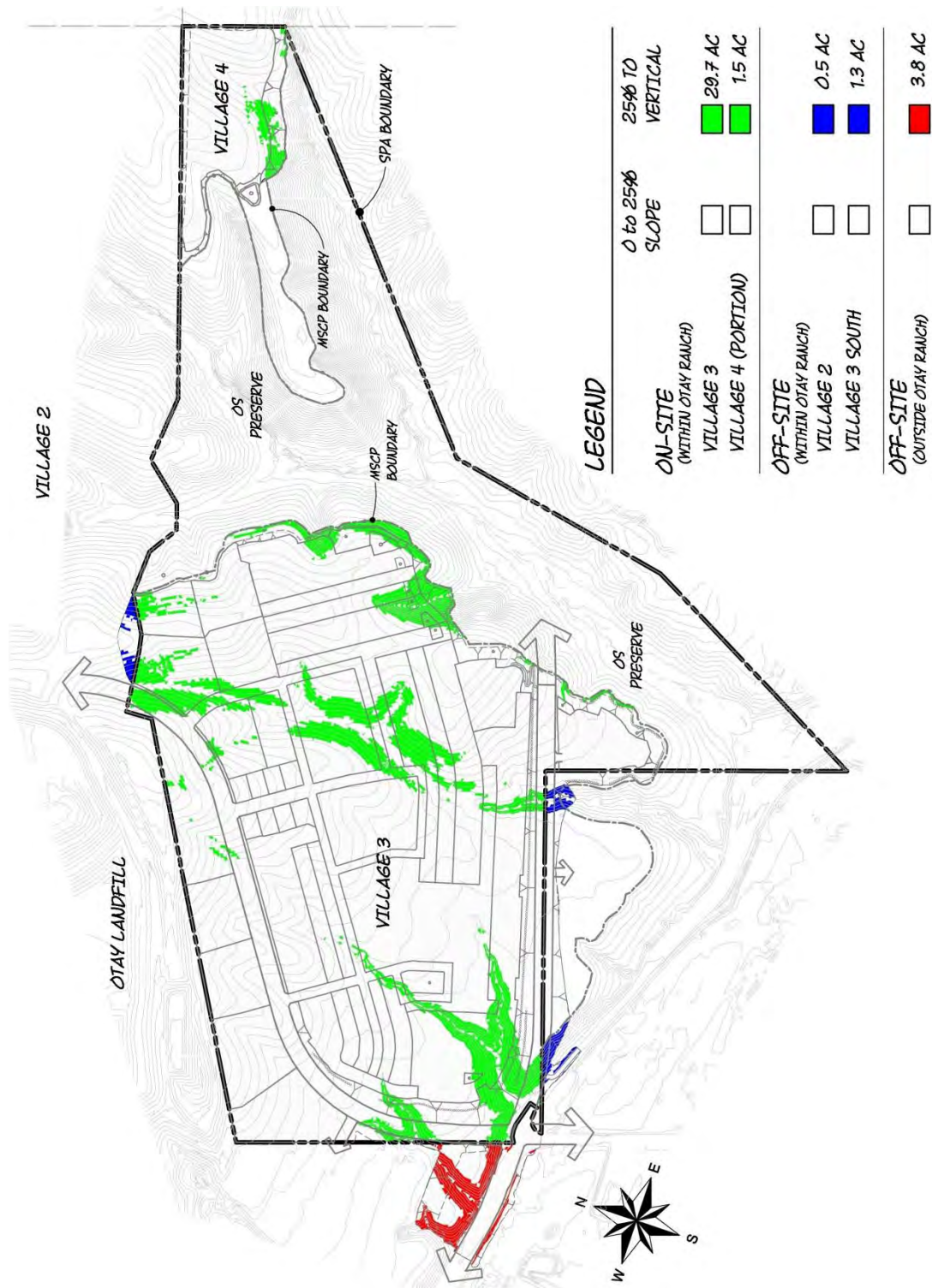


Exhibit 27  
 Steep Slopes

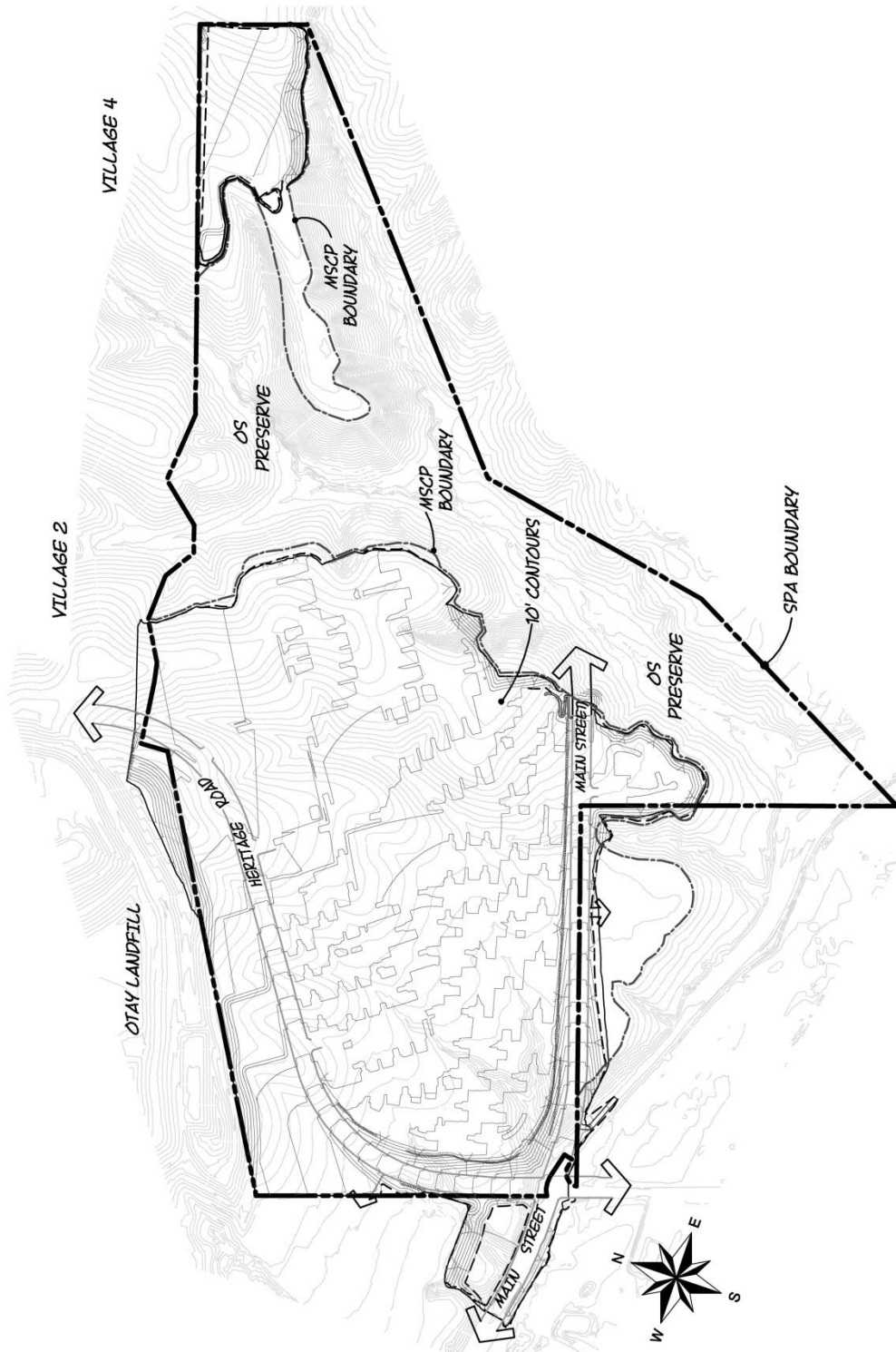
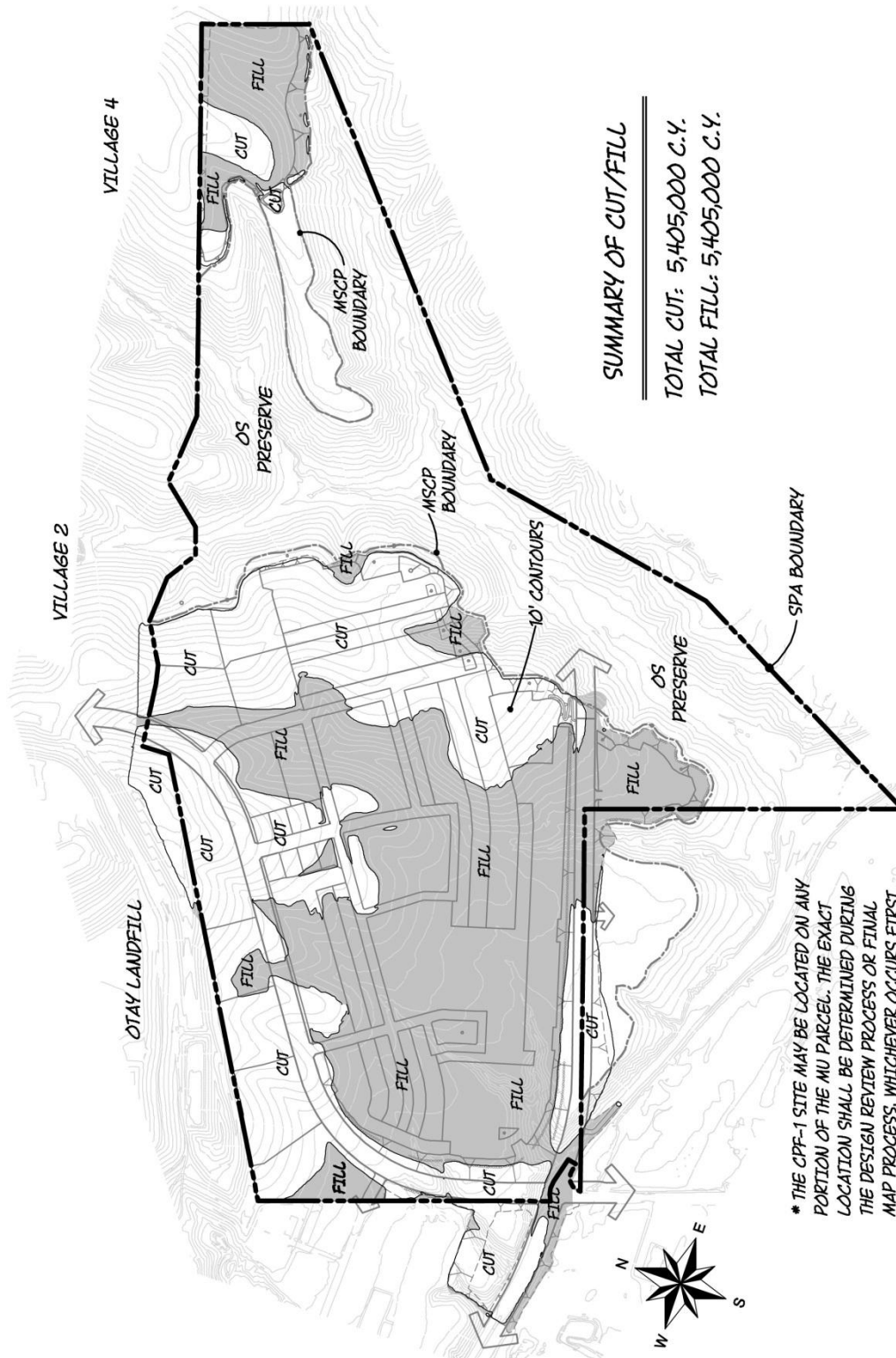


Exhibit 28  
Conceptual Grading Plan





**SUMMARY OF CUT/FILL**

**TOTAL CUT: 5,405,000 C.Y.**

**TOTAL FILL: 5,405,000 C.Y.**

\* THE CPF-1 SITE MAY BE LOCATED ON ANY PORTION OF THE MU PARCEL. THE EXACT LOCATION SHALL BE DETERMINED DURING THE DESIGN REVIEW PROCESS OR FINAL MAP PROCESS, WHICHEVER OCCURS FIRST.

**Exhibit 29**  
**Cut and Fill Plan**



***V. Parks, Recreation, Open Space  
& Trails Master Plan***





## **V. PARKS, RECREATION, OPEN SPACE & TRAILS MASTER PLAN**

### **A. INTRODUCTION**

#### **I. Purpose**

This Parks, Recreation, Open Space and Trails Master Plan ("SPA Park Master Plan") identifies and describes park, recreation, open space and trail facilities for the SPA Plan Area. This SPA Park Master Plan meets the Otay Ranch Parks, Recreation and Open Space goals, objectives, policies and implementation measures identified in the Otay Ranch GDP to provide parks, recreation and open space amenities. The primary goal is to enhance the quality of life for residents and visitors by providing a variety of active and passive recreational opportunities.

This SPA Park Master Plan also meets the goals, policies and requirements of the City of Chula Vista Parks Master Plan (2012), the City of Chula Vista Greenbelt Master Plan and Otay Valley Regional Park Concept Plan. This Plan incorporates both SPA and Tentative Map-level requirements for planning parks, recreation facilities, open space and trails associated with the development of the SPA Plan area.

#### **2. Regulatory Framework**

The provision and implementation of parks and open space in the SPA Plan area is regulated by the following:

##### **Chula Vista Municipal Code – SPA Plans**

Section 19.48.090 (P-C-Planned Community Zone) of the Chula Vista Municipal Code establishes Sectional Planning Area Plans, Requirements and Content. Subsection C.1. requires the following information to be contained in a SPA site utilization plan:

- Land Uses
- Parks
- Open Space

##### **Chula Vista Municipal Code – Park Lands and Public Facilities**

Chapter 17.10 (Park Lands and Public Facilities) of the Chula Vista Municipal Codes establishes the requirements for dedication of land, development of improvements, parkland criteria, in-lieu fees for land dedication and development improvements, commencement of park development, and collections and distribution of park fees.

##### **Otay Ranch GDP**

The GDP requires specific identification of park, recreation and open space provisions at the Sectional Plan Area (SPA) Plan level. The SPA requirements are:

- Provide a Parks Master Plan



- Identify and reserve specific sites.
- Identify equipment needs.
- Identify alternative financing methods.
- Identify alternative maintenance entities and funding.
- Identify phasing.
- Identify plans for the use of reclaimed water, as appropriate.
- Review need for special purpose parks.

The Otay Ranch parks and recreation goals, objectives and policies provide for a variety of parks and recreation amenities. Otay Ranch provides the opportunity for a full range of passive and active recreational opportunities both locally and on a regional basis. Otay Ranch GDP goals, objectives and policies related to park and recreation facilities include the following:

- *Goal:* Provide diverse park and recreational opportunities within Otay Ranch which meet the recreational, conservation, preservation, cultural and aesthetic needs of project residents of all ages and physical abilities.
- *Objective:* Identify park, recreational and open space opportunities, where appropriate, to serve the South County region and San Diego County as a whole.
- *Policy:* Encourage joint use of utility easements with appropriate and compatible uses, including, but not limited to, open space, agriculture, parking and trails.
- *Objective:* Maximize conservation, joint uses and access and consider safety in the design of recreational facilities.
- *Policy:* Commercial recreation opportunities may be permitted within Town Square, community and regional parks to generate revenue to defray park operational expenses.
- *Policy:* Utilize conservation measures including reclaimed water, efficient irrigation systems and drought tolerant plant material in the development of public and private parks where allowed.
- *Policy:* Minimize park operation and maintenance costs and identify funding sources for continued operation and maintenance of all Otay Ranch park and open space land.
- *Objective:* Provide neighborhood and Community Park and recreational facilities to serve the recreational needs of local residents.



- *Policy:* Provide a minimum of 3 acres of neighborhood and Community Parkland (as governed by the Quimby Act) and 12 acres per 1,000 Otay Ranch residents of other active or passive recreation and open space area.
- *Policy:* Encourage the design of park sites adjacent to public schools and other public lands where co-location of facilities is feasible. Joint use agreements with school districts are encouraged.

#### **Chula Vista Parks Master Plan**

The Chula Vista Parks Master Plan contains goals and policies that serve as the blueprint for creating a quality park system. The document establishes goals for the creation of a comprehensive parks and recreation system that meets the needs of the public by effectively distributing park types and associated recreation facilities and programs throughout the City. The park sites identified on the Site Utilization Plan are consistent with the requirements of the Chula Vista Parks Master Plan. Conceptual Park designs comply with the park descriptions in the Parks Master Plan.

#### **Chula Vista Greenbelt Master Plan**

The Chula Vista Greenbelt Master Plan implements an open space and trails concept which consists of connected open space ringing the City of Chula Vista that includes the Sweetwater Valley and Otay Valley, connected by the Otay Lakes on the east and the San Diego Bay on the west. A primary trail system within the Greenbelt will consist of multi-use and rural paths which will total approximately 28-miles surrounding the City. The Greenbelt Master Plan addresses existing and potential trail locations, trail and staging area development standards, and maintenance responsibilities. Portions of the Greenbelt include open space conservation areas established through the MSCP and the San Diego National Wildlife Refuge.

#### **Otay Valley Regional Park Concept Plan**

The Otay Valley Regional Park (OVRP) is a multi-jurisdictional planning effort by the City of Chula Vista, County of San Diego and the City of San Diego. The OVRP will provide residents and visitors recreational opportunities ranging from playing fields and picnic areas to hiking, biking, and horse trails while protecting open space, wildlife, historic, agricultural, and archaeological resources. The OVRP links south San Diego Bay with Upper and Lower Otay Lakes.

The OVRP Concept Plan was adopted in 2001 and provides policy direction for the jurisdictions for coordinated land acquisition and development of the regional park within this framework of private property rights. The OVRP Concept Plan does not change existing zoning, land use plans or add new development regulations. It also does not preclude private development. The OVRP Concept Plan does not call for specific types of recreational development or give detailed design plans for specific areas. These development decisions will be made as master plans and site specific development plans such as SPA Plans are prepared.



### **SPA Plan Public Facilities Finance Plan**

The Municipal Code requires, as a condition of SPA approval, the preparation of a Public Facilities Finance Plan (PFFP). The PFFP must show how and when facilities and services necessary to accommodate the development will be installed and financed, including a phasing schedule to ensure that facilities are provided in a timely manner and that one area will not utilize more than the area's fair share of facility or service capacity.

### **Entitlement Documents**

Park, recreation and open space provisions are further defined as development entitlements are processed as follows:

- Tentative Map requirements:
  - Include local park sites in Conditions of Approval
  - Identify funding for local parks and determine a schedule for the payment of pad fees
  - Review existing or proposed trails on adjacent properties to ensure linkages
- Subdivision Landscape Master Plan requirements:
  - Include all principal landscape design concepts (same size/scale as Tentative Map)
  - Include all park, recreation, open space and trails
  - Identify ownership and maintenance responsibilities
- Final Map requirements:
  - Dedicate local park sites
  - Assure funding for local parks
  - Implement design guidelines
- Building Permit Requirements:
  - Pay impact fee (if established)

## **3. Park Requirements**

### **Chula Vista Municipal Code**

The City of Chula Vista Municipal Code, Chapter 17.10, Parklands and Public Facilities, establishes the method by which actual required park acreage is to be calculated, based on the number and type of residential units determined at the Final Map level. The City's 2002 Park Acquisition and Development Fee Update determined that each single family detached dwelling unit generates a need for





460 square feet of developed parkland and each attached multi-family unit generates a need for 341 square feet of developed parkland. Based on 1,002 single family detached homes and 595 multi-family attached homes, the parkland obligation for Village 3 North and a Portion of Village 4 is approximately 15.3 acres.

**Table 3 - Estimated Required Park Land Dedication**

DWELLING UNIT TYPE	TARGET NUMBER OF UNITS	PARK AREA/DU	TOTAL AC
Single Family Detached	1,002	460 SF	10.6
Multiple Family Attached	595	341 SF	4.7
Total	1,597		15.3

The industrial and office land uses in the Otay Ranch Business Park do not create a demand for or obligation to provide parkland.

**City of Chula Vista Landscape Manual**

Part Three of the Chula Vista Landscape Manual addresses the requirements and criteria of public projects, including parks, open space and streetscapes (whether a City Public Works project or a private “turnkey” project). The Landscape Manual provides the requirements for submittals, graphics and standards, design standards and criteria, landscaping, irrigation and trails.

**SPA Plan**

The GDP requires that SPA-level planning establish the location, acreage and boundaries of neighborhood and Community Parks and open space. A component of the SPA Plan includes a Public Facilities Finance Plan (PFFP) which further analyzes and determines park requirements and phasing.

The SPA Land Use Plan provides a 6.7-acre (net) Neighborhood Park (P-1) within the Village 3 North core and 15.6 acres (net) of Community Park (P-2) within Village 4. The total parkland in the SPA Plan area is 22.3 (net) acres. In addition, the University Villages Project includes the 40.0 acre (net) Village 8 East P-2 Community Park. Village 3 North parkland requirements beyond those satisfied in the Village 3 North P-1 neighborhood park, may be satisfied within either the Village 4 P-2 Community Park or Village 8 East P-2 Community Park. The actual park acreage requirements will be based on the number of residential units (and projected population) approved on the subsequent Final Map(s) for Village 3 North and a portion of Village 4 as further discussed in the PFFP.

**B. VILLAGE PARK AND RECREATION PROGRAM**

The Otay Ranch Parks and Recreation Facility Implementation Plan (adopted by the City Council on October 28, 1993) identifies the parks facility improvement standards for Otay Ranch. The City of Chula Vista Recreation Department and the Parks Division of the Public Works Department conducted subsequent



facilities needs assessments and proposed some modifications to the adopted Otay Ranch Plan.

This SPA Park Master Plan strives for consistency with the Otay Ranch Plan and the current proposed plans and policies of the Parks and Recreation Department. This SPA Park Master Plan identifies the proposed types, quantities and location of the facilities provided at each park site in the SPA Plan area. In addition to identifying specific facility needs and requirements, the goal of the SPA Park Master Plan is to describe the elements necessary to ensure a rich variety of recreational opportunities, while satisfying identified recreation needs. The variety of recreational elements proposed and the recreational opportunities envisioned are discussed below.

### **I. Recreation**

The village concept organizes land uses to create a cohesive, pedestrian friendly community, encourage non-vehicular trips and foster interaction between residents. The SPA Park Master Plan provides a variety of recreational opportunities to support the village concept. The recreational plan is based on the following principles:

- Recreation standards such as total parks and recreation acreage, minimum park size, and facility design shall conform to the City of Chula Vista requirements.
- Progressive parks and recreation concepts shall be employed with programs tailored to people rather than people to programs.
- Standards for size and design of activity areas and facilities shall be reviewed periodically and adapted to the changing needs of the population served.
- Logical site selection criteria to distinguish between “Community” and “Neighborhood” Parks. Recreational considerations such as active versus passive, big-muscle versus small motor muscle, family-oriented versus adult-oriented shall be considered in the context of overall land planning.
- Ownership and maintenance responsibilities for parks and recreation facilities within the villages shall be analyzed to appropriately reflect areas of benefit, public funding limitations and fiscal impact.
- Major parks and recreation facilities shall be linked by a trail system for pedestrians and bicycles.

To the extent practical, Community and Neighborhood Parks shall be located near school sites to increase the potential for shared use of facilities. Joint planning and design of adjacent school/park facilities is encouraged.



### **Parks and Recreational Activity Categories and Accommodations**

A variety of recreation opportunities contribute to the quality of life of residents of Village 3 North and the Otay Ranch community. The following is a list of recreational activity categories that will be provided through recreational programming in the village and the Otay Ranch parks and recreation system:

- Big muscle (playground equipment, sports fields, aquatic facilities, tennis, wheeled sports)
- Nature learning (hiking, bird watching, environmental education)
- Hand-intellect (art/crafts and scientific activities, vocational/special interest classes)
- Informal play (open space play areas)
- Creative play (adventure playgrounds, specially equipped parks)
- Informal social activities (conversation areas, informal seating arrangements)
- Relaxation (hobby-oriented such as fishing, gardening and picnicking)
- Rhythm and music (indoor and outdoor facilities for live music and dancing/classes)
- Drama (performance facilities/classes)
- Social activities (neighborhood group, social dance, club meeting facilities)
- Service (volunteer program, club, committee meeting facilities)
- Accommodations for recreational activity for Village 3 North residents will be provided through the following parks and recreational facilities:

### **Regional Park**

Regional parks may include recreational activities such as riding and hiking trails, picnic areas, golf course, active and informal play areas and natural open areas. The Otay Valley Regional Park is planned to include a trails system, including Greenbelt Master Plan trails, and active recreation areas.

### **Community Park**

Recreational facilities in Community Parks include lighted ball fields and courts, recreation complexes (buildings and swimming pools), security lighting and areas for children's play, informal play and picnicking. The Village 3 North and Portion of Village 4 SPA Plan includes 15.6 acres of Community Parkland.

### **Neighborhood Park**

Recreational facilities may include ball fields and lighted sport courts, security lighting children's play equipment/tot lots, informal play and picnic areas.



### **Private Recreation Facilities**

Private recreation facilities emphasize informal social and recreational activities. Facilities may include informal play areas, tot lots and seating areas. The Private Recreation Facilities may be credited as Community Purpose Facilities, and as such, are described in the Community Purpose Facility Master Plan, Chapter VI and the Land Offer Agreement.

### **Town Squares**

Town squares are the focal points of the neighborhood Village Cores and provide the opportunity to create social centers in the villages. Facilities may include plazas or open areas for village events and performances, seating areas, tot lots and play areas.

### **Public Schools**

Public school buildings and outdoor play areas provide an opportunity for recreational activities within a village. The location of schools adjacent to parks, enhance both uses and may allow for shared use of facilities.

### **Commercial Centers**

Commercial areas within a village can provide recreational opportunities in the form of outdoor seating and eating areas. Businesses such as cafes, bookstores and bike shops promote leisure and recreational activities.

### **Private Open Space**

Private Open Space (POS) areas are intended to serve residents in neighborhoods where individual lots may not achieve the minimum Private Usable Open Space requirements identified in the PC District Regulations. Facilities may include, but are not limited to, open lawn areas, ball fields and courts, tot lots/play areas, picnic areas, and swimming pools. See Village Design Plan Page 81 for POS conceptual design plans.

### **Paseos**

Paseos are intended to provide pedestrian and/or bicycle linkages through residential neighborhoods to the Village Trail network. Paseos typically include a wide, meandering walkway with landscaping on both sides.

### **Common Usable Open Space (CUOS)**

CUOS sites, as defined in PC District Regulations, Page 26, may be sited within multi-family and single-family neighborhoods. These sites will be designed with recreational uses, including both passive (landscaping) and active amenities (tot lots, picnic areas, etc.).

### **Village Pathway and Trails**

Special pedestrian and bicycle routes provide an opportunity for expanded recreation and for conveniently traveling to parks or other recreational sites within a village.



## **2. Parks**

### **Park Development Standards**

The SPA Park Master Plan will adhere to the standards and requirements set forth in the City of Chula Vista Landscape Manual and the City of Chula Vista Parks Master Plan, Chapter 3. General standards include the following for determining net useable park acreage:

- Park sites shall be graded to a 2% slope to accommodate the facility requirements of the specific park site.
- Slopes steeper than 4:1 are ineligible for park credit.
- Graded slopes are to be constructed in conformance with the City's landform grading policies.

All park areas shall be accessible per the American Disabilities Act (ADA) requirements.

### **Parks Descriptions**

The SPA Park Master Plan area parks include one Neighborhood Park and a Community Park. Exhibit 30, Parks, Recreation, Open Space and Trails Plan illustrates the locations of the village parks. A conceptual design and description of park facilities is provided below.





### **Neighborhood Park P-1 (Village 3 North)**

#### **Location**

A 6.7-acre (net) Neighborhood Park (P-1) is located in the Village 3 North Core along the Village Pathway and adjacent to the elementary school site. This location is within walking distance of the most densely populated portion of the village and its proximity to the elementary school provides opportunities for shared facilities and programs.

#### **Park Facilities**

Park amenities will be in conformance with the City of Chula Vista Parks Master Plan requirements. Exhibit 31 illustrates a conceptual design. The Chula Vista Parks Master Plan recommends the following facilities be included in the Village 3 North neighborhood park:

##### **Primary Facilities:**

- 1 Multi-purpose Field
- 1 Softball Field
- 1 Tennis Court with Lighting
- 8 Picnic Tables (Quantity of shade structures to be determined through the individual park design process)
- 1 Play Area with Play Equipment (age appropriate equipment to be determined through the individual park design process)
- Restrooms/Maintenance Building
- Open Lawn Areas

##### **Support Facilities:**

- Paved Walkways with Lighting
- Parking with Lighting (the need for parking to be determined through the individual park design process)



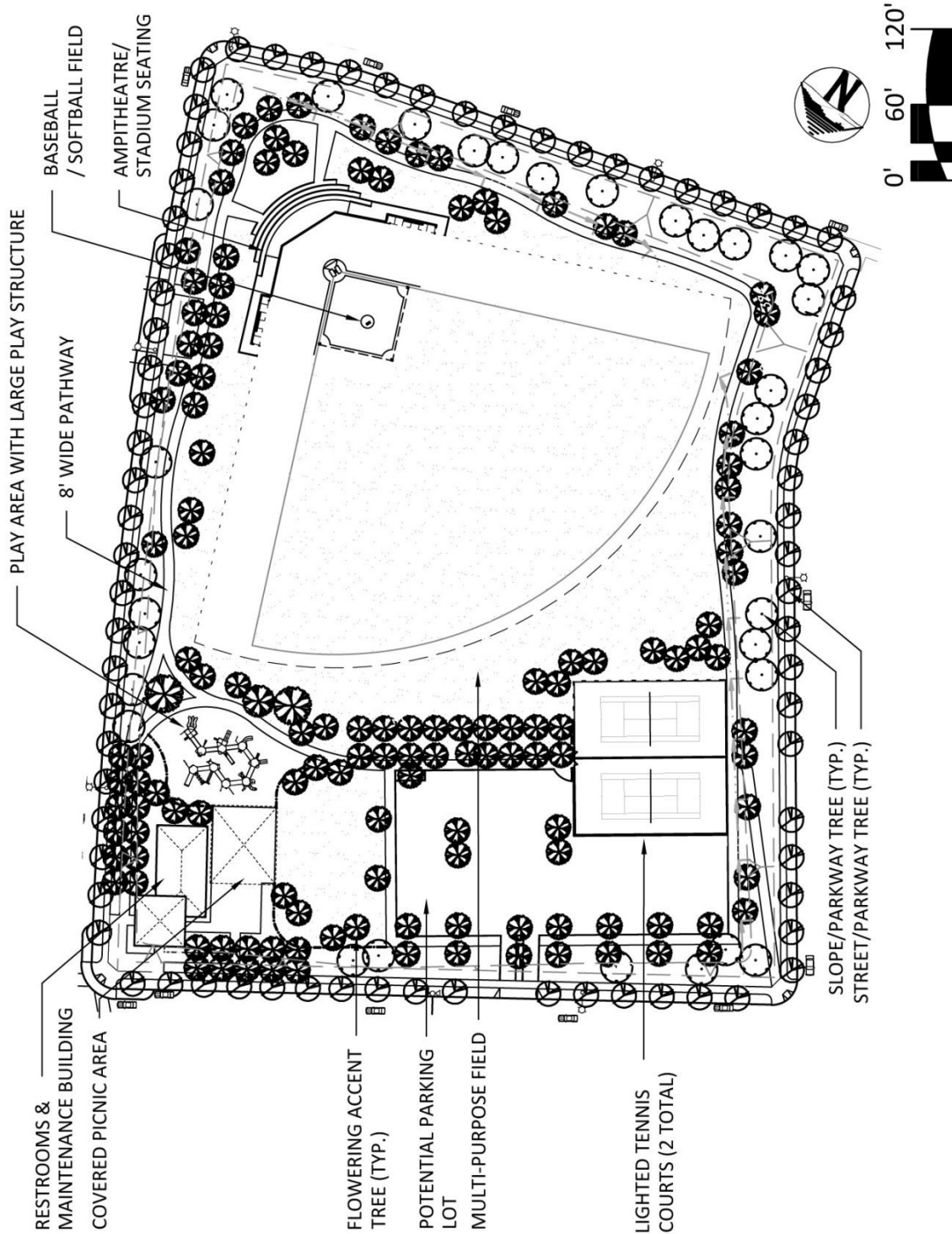


Exhibit 31  
**Village 3 North Neighborhood Park (P-1) Concept Plan**

This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.



### **Community Park P-2 (Village 4)**

#### **Location**

The Chula Vista Parks Master Plan identifies a community park within Village 4. Approximately 15.6 acres (net) of the community park are included within the SPA boundary. Access to the community park is provided from La Media Road. Access to the 15.6 acres identified by the Village 3 North and Portion of Village 4 SPA Plan is provided via the signalized intersection at Santa Luna and La Media Road.

#### **Park Facilities**

Park amenities will be in conformance with the City of Chula Vista Parks Master Plan. Amenities listed below are planned for the entire community park. Exhibit 32 illustrates the conceptual design of the 15.6 acre park area. The Chula Vista Parks Master Plan recommends the following facilities be included in the Village 4 Community Park:

Community Park (Otay Ranch Village 4)

Primary Facilities:

- 8 Softball Fields with Lighting
- 4 Soccer Fields with Lighting
- 4 Tennis Courts with Lighting
- 1 Basketball Court (indoors)
- 30 Picnic Tables (quantity of shade structures to be determined through the individual park design process)
- 3 Play Areas with Play Equipment (age appropriate equipment to be determined through the individual park design process)
- Restrooms/Maintenance Building (to accommodate maintenance crews, supervisor and yard)
- Community Center w/Annex (20,000 sf)
- Aquatic Complex (63,710 sf)
- Open Lawn Areas

Support Facilities:

- Paved Walkways with Lighting
- Parking Lot with Lighting (quantity of parking spaces to be determined through the individual park design process)

Additional Facilities:

- Plaza

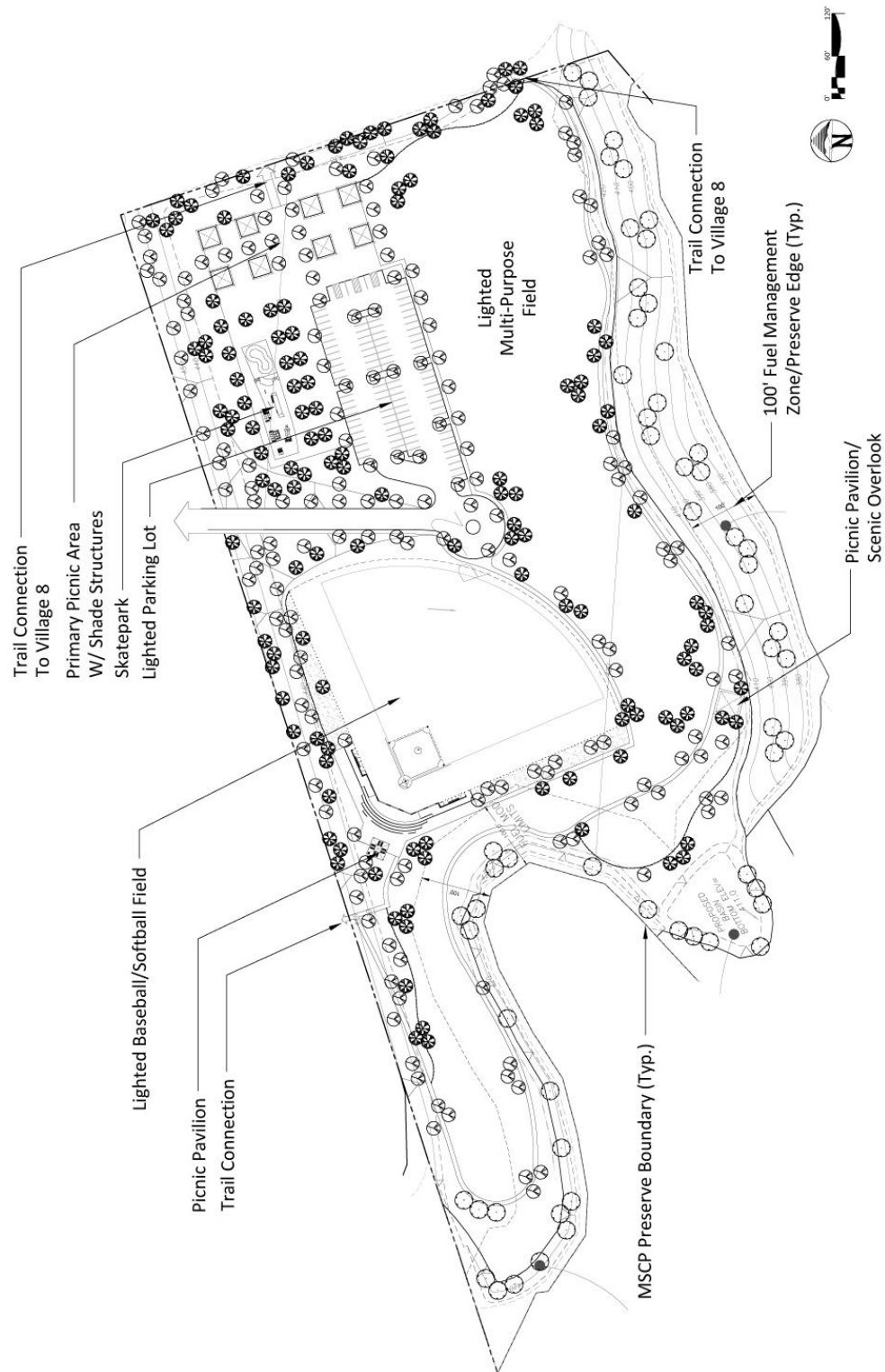


Exhibit 32  
**Village 4 Community Park (P-2) Concept Plan**

This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.



### 3. Trails and Bicycle Routes

The SPA Plan area has been designed to accommodate the trails program described in the Otay Ranch Overall Design Plan, the City's Greenbelt Master Plan and the Otay Valley Regional Park Concept Plan. The plan recognizes that provision of bicycle and pedestrian circulation is fundamental to creating an urban village. All circulation elements within the SPA Plan area have been located and designed to be as accessible as possible, however, the off-street trails contain steep topography that may limit bicycle travel.

The Trails Plan is illustrated in Chapter III, Circulation, of this SPA Plan. The landscape treatment and design elements of village trails are also illustrated and described in the Village 3 North Design Plan.

### 4. Community Gardens

The Chula Vista General Plan includes objectives and policies related to planning for healthy communities. Highlighting the growing awareness of the need for Healthy Communities the national “Healthy Community” Initiative stresses healthy choices at all levels from appropriate placement of land uses to ensure that citizens are not adversely affected by uses that may present



health risks, to opportunities for exercise and to have healthy diets in part through better access to recreation facilities and healthy food choices. Another important facet of Healthy Communities is increasing availability and access to healthy food choices. In 2010, the City of Chula Vista adopted a community garden policy that provides a framework for community groups wishing to establish gardens. The adopted Community Gardens

Policy describes the community participation process for establishing a community garden, outlines the process for community garden planning and provides community garden establishment and maintenance guidelines. A standard “Community Garden User Agreement” is also a component of the Community Garden Policy.

Community gardens in the SPA Plan area are envisioned primarily as ornamental gardens, funded and maintained by a village garden club or the Home Owners Association (HOA). Potential site locations include the Private Recreation Facilities, open space areas and cul-de-sac openings.

### 5. SPA Open Space

The Otay Ranch GDP requires the provision of open space in addition to local parks at a ratio of 12 acres for every 1,000 residents. Based on an estimated population of 5,126 residents, approximately 61.5 acres of open space is required. This requirement is met through the provision of 193.2 acres of open space in the form of preserve open space, non-preserve open space, manufactured slopes and other interior open spaces within the SPA Plan area.

Natural open space within the SPA Plan area is comprised of Otay River Valley and Wolf Canyon open space (part of the Otay Ranch Preserve) to the south,



graded slopes within and surrounding the village, a Neighborhood Park, a Community Park and the landscape buffer adjacent to surrounding major streets. These open spaces provide pedestrian connections within the SPA Plan area, passive recreational opportunities and view opportunities.

Open space lands indicated on the Site Utilization Plan (Exhibit 5) will be preserved through the dedication of open space easements and/or lots to the City or other appropriate agency, or to a Homeowners' Association. Uses will be strictly controlled through the PC District Regulations.

### **Otay Ranch Preserve Conveyance**

The largest component of open space in the Otay Ranch is the Otay Ranch Preserve, described in the Resource Management Plan (RMP). As prescribed by the RMP, the development of each Otay Ranch Village requires a contribution to the Otay Ranch preserve. The Otay Ranch Preserve Conveyance requirement will be met through dedication of land within the Preserve to the Preserve Owner Manager (POM) comprised of the City of Chula Vista and County of San Diego.

The required contribution is 1.188 acres of open space conveyance per one acre of development less the acreage of "common use lands," (local parks, schools, arterial roads and other land designated as public use areas). The open space conveyance requirement is based on the actual development area determined at the Final Map(s) level. The estimated Preserve conveyance requirement calculation is as follows:

**Table 4 - Estimated Conveyance Requirements**

Table con't - <b>VILLAGE 3 NORTH AND A PORTION OF VILLAGE 4</b>	<b>LAND USE</b>	<b>ACRES (gross)</b>
Village 3 North Total Acres		436.0
Common Use Lands		
	P-1	7.9
	P-2	17.8
	S-1	8.3
	Preserve/Open Space <sup>1</sup>	163.8
	Arterials	19.7
Total Common Use Lands		217.5
Development Area		218.5
<b>Village 3 North and a portion of Village 4 Conveyance Obligation<sup>2</sup></b>		<b>259.6</b>

<sup>1</sup> Includes 8.6 acre non-preserve open space (undisturbed open space west of P-2 Park).

<sup>2</sup> Actual Conveyance Acreage to be Determined at Final Map by City Engineer.





### **Manufactured Slopes**

Manufactured slopes within the village are located between residences in neighborhoods, along the surrounding major streets and adjacent to natural open spaces.

All manufactured slopes will be constructed and landscaped to City standards and guidelines provided in the Village Design Plan. All slopes over 25 feet in height will be permanently irrigated, with the exception of the temporary slopes and native transition slopes adjacent to Preserve open space which may be temporarily irrigated for establishment of the landscape. The design and maintenance of the slopes adjacent to the Preserve are described in the Preserve Edge Plan.

### **Ownership, Funding and Maintenance**

All slopes outside of the public right-of-way and the Otay Ranch Preserve will be owned and maintained through a Community Facilities District (CFD) or HOA.

## **C. CONTRIBUTIONS TO OTAY RANCH OPEN SPACE**

- Natural open space areas adjacent to the Otay River Valley and Wolf Canyon identified on the GDP/SRP Land Use Map shall be preserved outside of individual private lots. Natural open space character shall be based upon the concepts developed in the Overall Ranch Design Plan and revised in the Village Design Plan for this village.
- Contour grading shall be required adjacent to the Otay River Valley. Landform grading guidelines shall be developed as part of the Overall Ranch Design Plan and will be further refined in the Village Design Plan at the SPA level.

## **D. OWNERSHIP AND MAINTENANCE OPTIONS**

The following are options for ownership and maintenance of park, open space and trail facilities in the SPA Plan area.

### **I. Community Facilities District and Homeowners Association**

Facilities not maintained by private property owners will be maintained through Community Facilities Districts (CFD) and/or Homeowners Associations (HOA), unless the City Engineer determines that maintenance of certain facilities may be funded through the City's General Fund. Such areas may include common areas, common slope areas, common open space, private parks, entry landscaping, walls facing the public right-of-way, trails, paseos and storm water pollution prevention facilities. Certain public facility areas may also be included, as determined by the City Engineer, such as detention basins and enhanced median and parkway landscaping in the public right-of-way.



## **2. Chula Vista General Services Department**

Public streets, walks, parkways and trails which are located on public land and drainage structures other than those designed as swales or brow ditches will be the maintenance responsibility of the Chula Vista Public Works Department (unless maintained by an HOA or CFD).

### **E. PHASING**

#### **1. Parks**

The construction of Parks is coordinated with residential development phasing to insure that parks are provided to serve the resident population. Park obligations are described in the Public Facilities Finance Plan.

#### **2. Open Space**

Open spaces adjacent to the major surrounding streets will be phased with street construction. All slopes and other open spaces will be implemented in conjunction with adjacent development. Conveyance of the Resource Management Preserve land will comply with the Phase 2 RMP policies requiring conveyance of 1.188 acres of preserve land for every acre of development area. This conveyance will occur on a phased basis prior to approval of Final Maps.

#### **3. Trails**

Trails will be phased in conjunction with adjacent development, including street and slope construction. Public access to trails that connect to the Chula Vista Greenbelt multi-use trail located within the Otay Ranch Preserve will be restricted until Greenbelt Trail improvements are complete to the satisfaction of the Chula Vista Development Services Director.



## ***VI. Community Purpose Facility Master Plan***





## **VI. COMMUNITY PURPOSE FACILITY MASTER PLAN**

### **A. INTRODUCTION**

The City of Chula Vista Municipal Code Chapter 19.48. (P-C – Planned Community Zone)<sup>3</sup>, requires 1.39 acres of Community Purpose Facilities land per 1,000 persons be provided. Pursuant to the Code, Community Purpose Facilities (CPF) means "a land use designation in a planned community intended for non-profit and certain for-profit land uses..."

The following uses are permitted within the CPF zone, and may be subject to approval of a conditional use permit:

- Boy Scouts, Girl Scouts, and other similar organizations;
- Social and human services activities, such as Alcoholics Anonymous;
- Services for homeless;
- Services for military personnel during the holidays;
- Senior care and recreation;
- Worship, spiritual growth and development, and teaching of traditional family values;
- Non-profit or for-profit day care facilities that are ancillary to any of the above or as a primary use. For-profit facilities as a primary use are subject to further requirements and additional criteria as outlined in Section F of the Code;
- Private schools that are ancillary to any of the above;
- Interim uses, subject to the findings in Section E of the Code;
- Recreational facilities, such as ball fields, for non-profit organizations (including home owners associations) serving the local community, subject to the requirements outlined in Section 19.48.040(B)(6) of the CVMC (P-C-Planned Community Zone: Application – General Development Plan Required – Contents Required) and subject to the findings outlined in Section 19.48.025(H) of the CVMC (P-C-Planned Community Zone: Community Purpose Facilities – Minimum Acreage Required – Permitted Uses).

Pursuant to Section 19.48.040(B)(6) (P-C-Planned Community Zone: Application – General Development Plan Required – Contents Required) of the CVMC, a CPF Master Plan is required and "shall show the specific boundaries of said plan which may be the SPA, GDP, or Planned Community Boundaries (or more than one GDP as deemed appropriate by the Director of Planning and Building); the distribution of existing and proposed CPF designated parcels within the Master Plan area; and the tabulation of individual sites acreages which shall be prepared and incorporated into the Planned Community's Sectional

<sup>3</sup> The project must comply with the CPF Zone requirements as they may be amended.



Planning Area (SPA) Plan....The incorporation of the CPF Master Plan into the SPA or GDP shall be done through a SPA or GDP amendment/adoption pursuant to Sections 19.48.080 and 19.48.130 of the CVMC (P-C-Planned Community Zone: .080 = General Development Plan – Modification Requests and Procedures and .130 = Sectional Area Plans – Modification Requests and Procedures)."

#### **B. COMMUNITY PURPOSE FACILITY REQUIREMENT**

The proposed 1,597 units in the SPA Plan area generate a population of 5,174 persons (based on 3.24 persons per residential unit), requiring approximately 7.2 acres of CPF land in the Plan area. However, per the approved LOA, Village 3 North is obligated to provide a total of 4.0 acres of CPF designated sites. This obligation may be met through the designation of a 2.6 acre CPF site within the MU-2 site or pursuant to CVMC Sec. 19.48.025, Alternative Compliance. The remaining 1.4 acre CPF obligation is provided within two Private Recreation Facilities (PFR) designated CPF sites.

In addition to the Village 3 North demand for CPF land described above, the Villages 2, 3 and a Portion of Village 4 SPA designated a 7.2 acre floating site within the Otay Ranch Business Park. This CPF obligation is satisfied through implementation of the approved LOA.

#### **C. COMMUNITY PURPOSE FACILITY IMPLEMENTATION**

The SPA Land Use Plan distributes CPF sites throughout the Plan area as shown in Exhibit 33. Conceptual plans for private recreation facilities are provided in Exhibits 34 – 35. The following describes the conceptual design for each Private Recreation Facility.

VI-97  
December 2, 2014



## I. CPF-I

CPF-1 is a 2.6 acre site designated for community purpose facilities uses per CVMC Chapter 19.48.025, located within the MU-2 site within the village core. The 2.6 acre obligation may be met by determining the precise location of a CPF site at the Master Precise Plan level or through Alternative Compliance per the CVMC Section 19.48.025. This site is located within walking distance of a majority of Village 3 North residents.

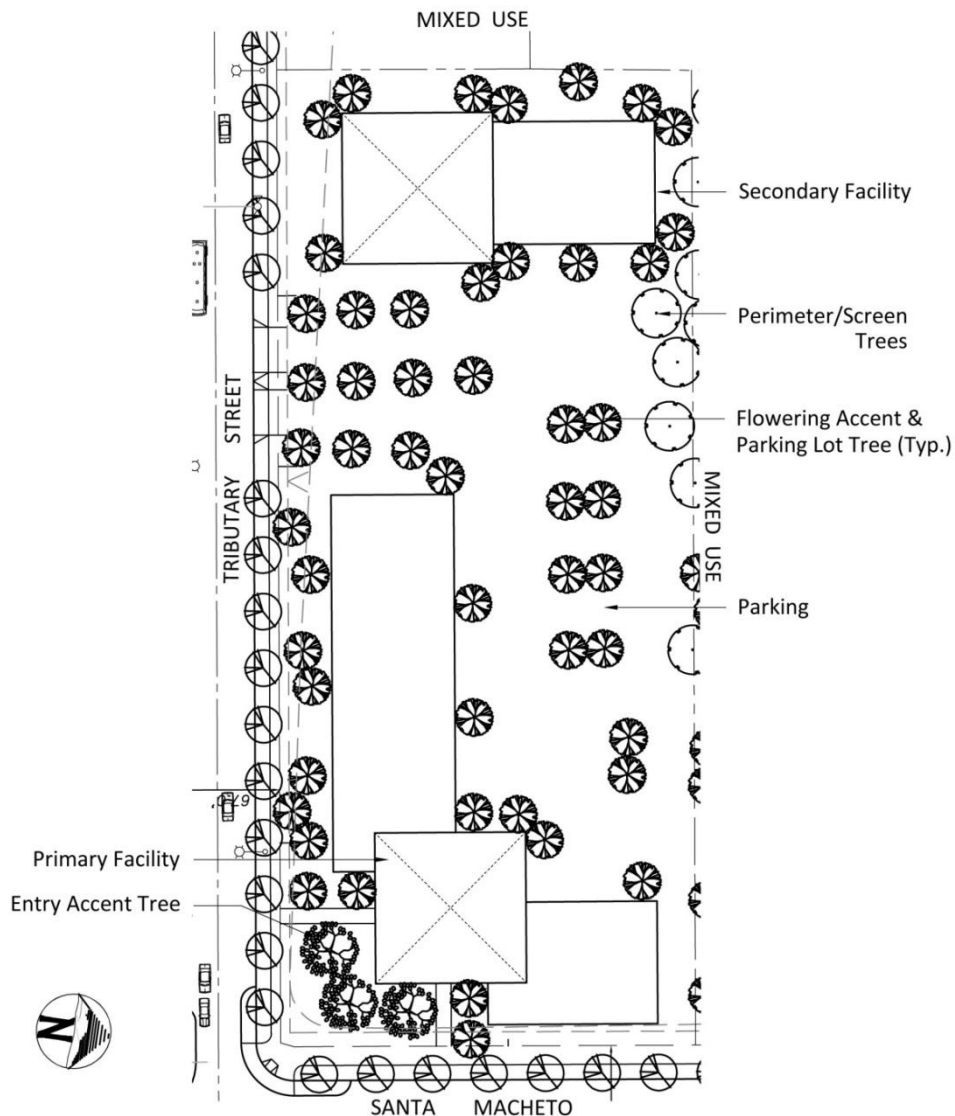


Exhibit 34a  
**Common Useable Open Space Concept Plan – CPF-1**

This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.



## 2. CPF-2

CPF-2 is a 1.1 acre Private Recreation Facility located in the western area of Village 3 North. This facility is located within walking distance of multiple residential neighborhoods and provides a focal point for the village. Amenities may include picnic and play areas, a play structures and sports courts.

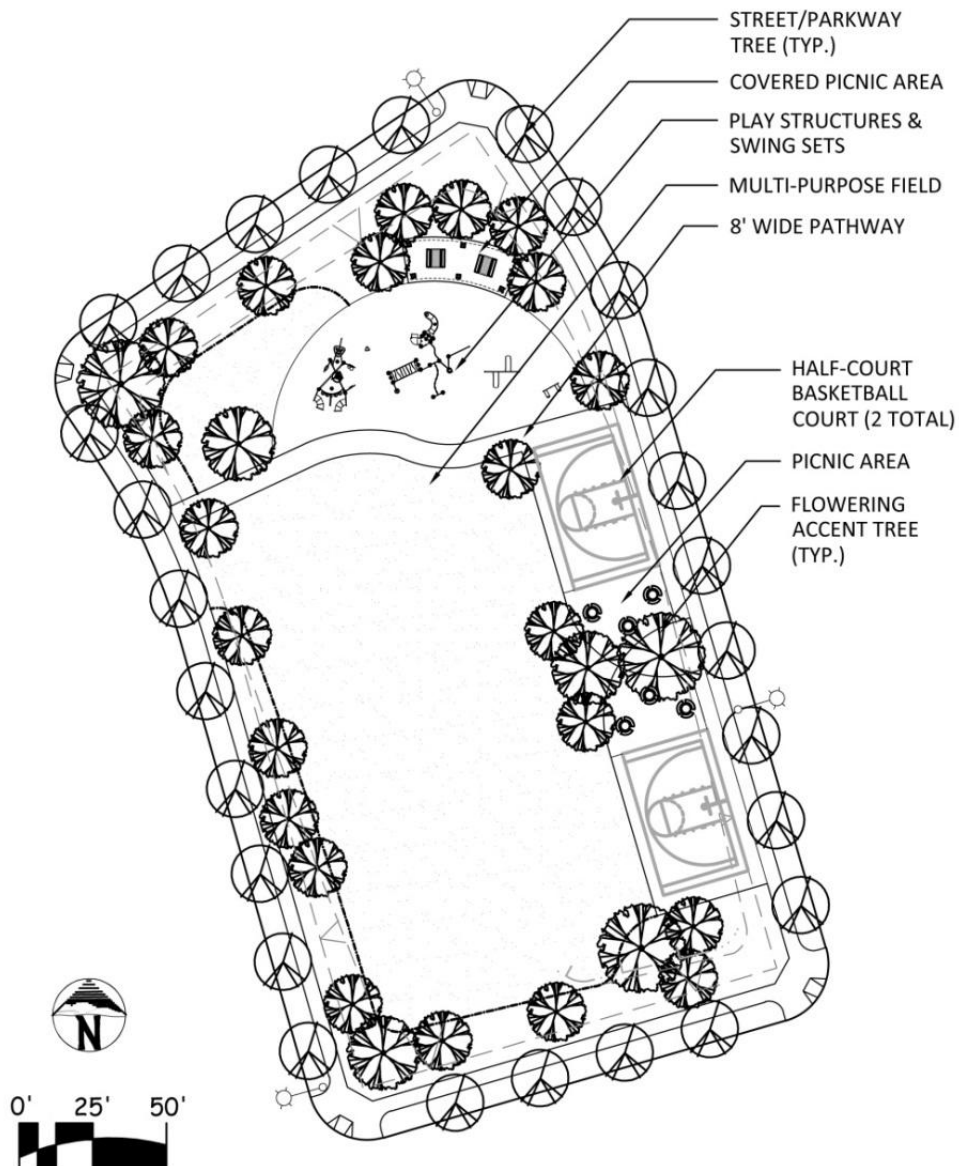


Exhibit 34b  
**Common Useable Open Space Concept Plan – CPF-2**

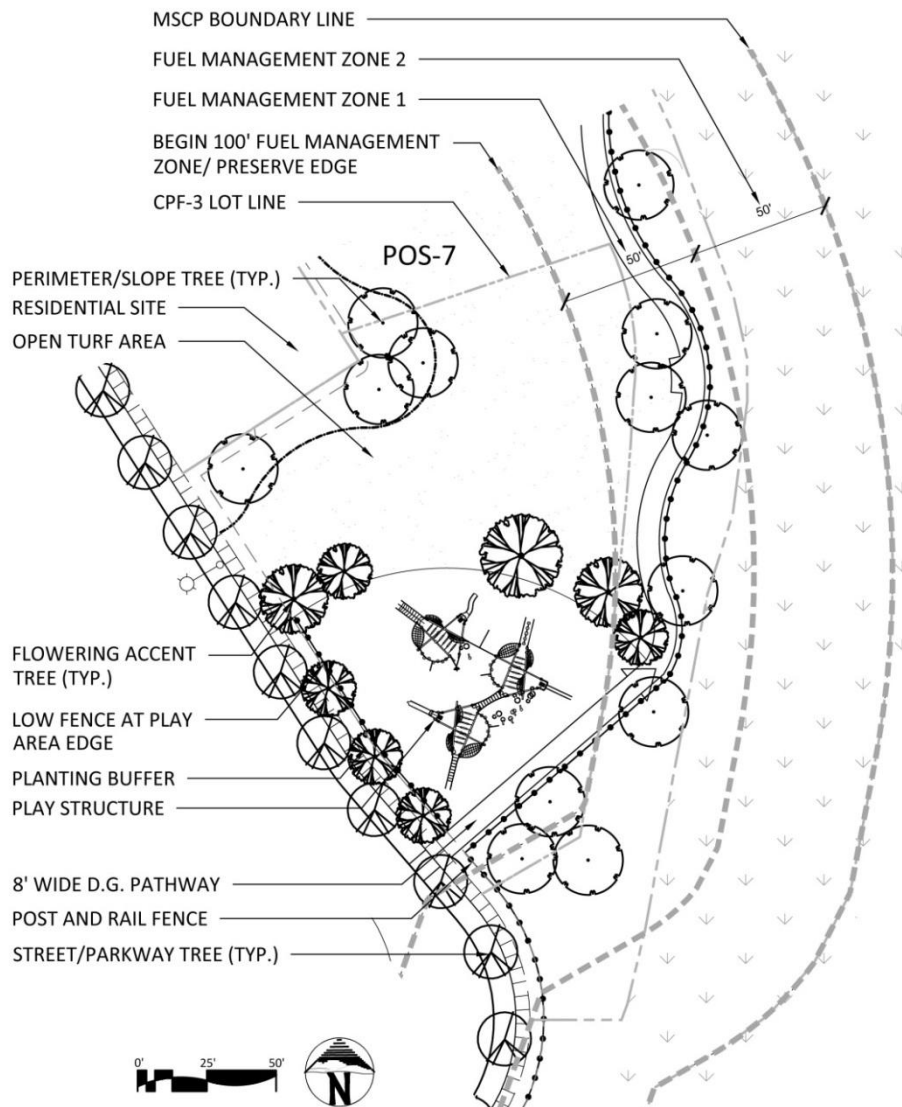
This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.





### 3. CPF-3

CPF-3 is a 0.5 acre Private Recreation Facility located at the perimeter of Village 3 North. This location provides dramatic views of both Wolf Canyon and the Otay River Valley. The location is within walking distance of the multiple neighborhoods. Amenities may include picnic and play areas, play equipment and sports courts.



No structures other than fencing and walls shall be allowed within 100-foot Preserve Edge. Perimeter fences and walls within the 100-foot Preserve Edge shall be built and landscaped to minimize visual impacts on the Preserve and the Otay Valley Regional Park. Landscape plans must be consistent with the Preserve Edge Plan landscaping provisions and plant palette (see Preserve Edge Plan attachment 1). Any proposed use within the Preserve Edge shall be subject to review and approval of the Deputy City Manager / Development Services Director. See soils report for structural recommendations. Perimeter fencing shall be provided to the satisfaction of the Development Services Director.

### Exhibit 35 Common Useable Open Space Concept Plan – CPF-3

This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.



#### **4. Private Open Space**

Private Open Space (POS) areas are intended to serve residents in single family neighborhoods where individual lots may not achieve the minimum Private Usable Open Space requirements identified in the PC District Regulations. Eight Private Open Space areas are distributed throughout Village 3 North. These open space areas are comprised of open turf, bench seating and exercise stations. Typical POS concept plans are provided below. See Village Design Plan for additional POS concept plans. Refer to Parks, Recreation and Open Space Plan (Exhibit 30) for location of POS sites.



## ***VII. Development Phasing***





## **VII. DEVELOPMENT PHASING**

### **A. INTRODUCTION**

Development of the SPA Plan area will be completed in phases to ensure construction of necessary infrastructure and amenities for each phase as the project progresses. The Conceptual Phasing Table (Table 4) and the Conceptual Phasing Plan (Exhibit 37) reflect anticipated market demand for a variety of housing types, commercial and business park development. It also reflects the anticipated ownership patterns within the SPA Plan area.

The Phasing Plan is non-sequential because sequential phasing is frequently inaccurate due to unforeseen market changes or regulatory constraints. Therefore, this SPA Plan and PFFP permits non-sequential phasing by imposing specific facilities requirements for each phase to ensure the SPA Plan areas are adequately served and City threshold standards are met. Public parks and schools shall be phased as needed. The Phasing Plan is consistent with the SPA Plan Public Facilities Finance Plan (PFFP). The proposed phasing and actual construction timing of the SPA Plan area may be modified subject to compliance with provisions of the PFFP.







Table 5 Village 3 Conceptual Phasing

		Red		Blue		Yellow		Green		Purple		ac*	du
	Land Use	ac	du	ac	du	ac	du	ac	du	ac	du	Total	Total
RESIDENTIAL													
R-1	SF	8.2	74									8.2	74
R-2	SF	3.8	34									3.8	34
R-3	SF	1.4	14									1.4	14
R-4	SF	2.6	25									2.6	25
R-5	SF	2.1	25									2.1	25
R-6	SF	1.4	16									1.4	16
R-7	SF	1.4	19									1.4	19
R-8	SF	2.2	21									2.2	21
R-9	SF	13.6	98									13.6	98
R-10	SF	17.6	155									17.6	155
Subtotal		54.3	481									54.3	481
R-9	SF			7.0	51							7.0	51
R-10	SF			1.8	15							1.8	15
R-11	SF			4.2	27							4.2	27
R-12	SF			7.7	70							7.7	70
R-13	SF			4.7	46							4.7	46
R-14	SF			6.0	67							6.0	67
R-15	SF			4.7	51							4.7	51
R-16	SF			5.9	54							5.9	54
R-17	SF			3.0	26							3.0	26
R-18	SF			2.5	19							2.5	19
R-19	SF			7.9	51							7.9	51
R-20	MF			5.5	44							5.5	44
Subtotal				60.9	521							60.9	521
R-21a thru R-21c	MF							10.8	515			10.8	515
MU-1a thru MU-1d	MF							2.1	80			2.1	80
Subtotal								12.9	595			12.9	595
NON-RESIDENTIAL													
MU-2a thru 2f	MU							6.1				6.1	
O-1	O							5.2				5.2	
CPF-1	CPF							2.6				2.6	
CPF-2	CPF	1.1										1.1	
CPF-3	CPF			0.5								0.5	
P-1	Park							7.9				7.9	
P-2	Park									17.8		17.8	
PVT OS-1	Park	0.2										0.2	
PVT OS-2 thru 8	Park			2.2								2.2	
S-1	School							8.3				8.3	
I-1a	Industrial					6.4						6.4	
I-1b	Industrial					6.1						6.1	
I-2	Industrial					4.4						4.4	
I-3a	Industrial					4.2						4.2	
I-3b	Industrial					7.5						7.5	
Subtotal		1.3		2.7		28.6		30.1		17.8		80.5	
TOTAL												208.6	1,597

\* All acreages are net except those in the single family neighborhoods (R-1 through R-20).



## ***VIII. Public Facilities***





## **VIII. PUBLIC FACILITIES**

### **A. INTRODUCTION**

This section provides a brief summary of the public facilities required for the SPA Plan area in compliance with the City's goals that new developments provide all necessary support services. The PFFP prepared in conjunction with this SPA Plan describes the backbone facilities in more detail and assigns the responsibility for construction, maintenance and financing of all required facilities.

The public facilities outlined in this section have been determined based upon projected land uses and their distribution as shown on the Site Utilization Plan (Exhibit 5). Facilities will be sized in accordance to the projected demands and necessary distribution for these land uses. Facilities needs and delivery schedule may be modified, subject to City approval, during the Tentative Map review and approval process. Electric/gas distribution facilities will be constructed primarily in public streets and will be provided by SDG&E.

### **B. WATER SUPPLY AND MASTER PLAN**

Water service and facilities for the SPA Plan area are addressed in the *Overview of Water Service* ("Water Plan") prepared by Dexter Wilson Engineering, Inc. In conformance with the GDP and SPA requirements, the Water Plan demonstrates compliance with state and local agency requirements and the ability to serve the SPA Plan Area. A summary of key points from the Water Plan are outlined below.

#### **I. Water Supply**

- Senate Bill 610 principally applies to the California Water Code and requires the California Environmental Quality Act process for a project to be amended to include documentation to definitively establish water availability.
- California Senate Bill 221 and Senate Bill 610 were approved on October 9, 2001 and became effective January 1, 2002. Senate Bill 221 primarily applies to the Subdivision Map Act and requires the lead agency (City of Chula Vista), in considering a tentative map, to verify that the public water supplier (Otay Water District) has sufficient water supply available to serve the project.
- To meet the requirements of Senate Bills 221 and 610, the City of Chula Vista formally requested that the Otay Water District prepare a water supply assessment report for the project. The Otay Water District Board of Directors formally approved the Water Supply Assessment and Verification Report, Otay Ranch Villages Three North, Eight East and 10 Sectional Planning Area Plans on November 6, 2013.



- The SPA Plan area is located within the boundaries of the Otay Water District (OWD), which is responsible for providing local water service. OWD is a member of the San Diego County Water Authority and the Metropolitan Water District of Southern California. The SPA area will be annexed into Improvement Districts 22 and 27 of the Otay Water District.
- The project is within the Central Service Area of the Otay Water District. Potable water for Village 3 North will be supplied from the 624 pressure zone. The portion of Village 4 will be supplied from the 711 Zone.
- The Otay Water District has three existing reservoirs in the 624 Zone. These reservoirs are filled by OWD Connections 10 and 12 to the San Diego County Water Authority aqueduct.

## **2. Potable Water Demand**

- Domestic water demand for the SPA Plan area will be estimated in the Subarea Water Master Plan to be approved by the OWD. An analysis of available water supply will also be completed to assure that sufficient supplies are planned to be available as demand is generated by the project.
- The SPA Plan area is within the Otay Water District 624 and 711 Pressure Zones. Water facilities required for the project area consist of those needed to expand the existing 624 Zone system. The 624 Zone will be expanded by connecting to a proposed 12-inch line in Heritage Road extending it south to serve the project. A 12-inch 624 Zone line will also be extended and connected to the Village 2 system to provide the necessary looping. The portion of Village 4 will be served by extending 12-inch 711 Zone lines from La Media to the site. Exhibit 38 depicts the recommended distribution system required for the project area.

## **3. Recycled Water Supply and Master Plan**

- Current Otay Water District (OWD) policies regarding new subdivision development require the use of recycled water where available. Consistent with the Otay Ranch GDP, it is anticipated that recycled water will be used to irrigate street parkway landscaping, parks, manufactured slopes along open space areas and landscaped areas of commercial, industrial and multi-family sites.
- The project is located in the 680 Zone for recycled water service. Currently, the primary source of recycled water for the SPA Plan area will be the South Bay Water Reclamation Plant. From this plant, the ultimate recycled water system will consist of a series of pump stations, transmission piping and storage reservoirs that will provide recycled water to portions of Otay Ranch, including the SPA Plan project area.



- In the SPA Plan Project area, the existing recycled water distribution system serves Village 2 to the north. The recycled water system is also proposed to be extended south to Heritage Road to serve the project. The portion of Village 4 will be served from the existing recycled waterline in La Media Road. A plan to distribute recycled water within the project is depicted on the Recycled Water Plan (Exhibit 39).
- Recycled water requirements for the project will be coordinated by the Water District and the City. Phased construction of recycled water facilities, based on the District approved master plan, will be incorporated into the PFFP and/or subdivision map conditions to assure timely provision of required facilities.

#### **4. Water Conservation**

Water Service and Water Conservation Plans have been prepared as components of this SPA Plan in conformance with the requirements of the Otay Ranch GDP and the Chula Vista Growth Management.

As described in the Overview of Water Service ("Water Plan") prepared by Dexter Wilson Engineering, certain landscaped areas are required to utilize recycled water where available based on current Otay Water District (OWD) policies regarding new subdivision development. Consistent with the Otay Ranch GDP, it is anticipated that recycled water will irrigate landscape areas identified in the Water Plan.

The potential sources and availability for recycled water use are described in more detail in the Water Plan. Potential demand within the SPA Plan area will be estimated in a subsequent Subarea Water Master Plan to be approved by the OWD. Recycled water requirements for the project will be coordinated by OWD and the City. Phased construction of recycled water facilities, based on an OWD-approved master plan, will be incorporated into the PFFP and/or subdivision map conditions to assure timely provision of required facilities.

Water conservation measures for the SPA Plan Area include the following:

- Hot Water Pipe Insulation. This measure involves the insulation of hot water pipes with 1-inch walled pipe insulation and separation of hot and cold water piping. This measure is estimated to cost an additional \$50 during initial construction and result in annual savings of 2,400 gallons per residential unit.
- Pressure Reducing Valves. Setting the maximum service pressure to 60 psi reduces any leakage present and prevents excessive flow of water from all appliances and fixtures. This measure is estimated to cost \$100 during initial construction and result in annual water savings of 1,800 gallons per residential unit.





- Water Efficient Dishwashers. There are a number of water efficient dishwashers available that carry the Energy Star label. These units cost an additional \$500 on average and result in an estimated yearly water savings of 650 gallons per residential unit.

Other potential water saving features of the project include:

- Dual Flush Toilets. The developer will install dual flush toilets within the project. This measure is estimated to cost \$200 per household and result in annual water savings of 4,000 gallons per year per residential unit.
- Water Efficient Landscaping. The developer will comply with the City's Landscape Water Conservation Ordinance to reduce outdoor water use. This will include a more drought tolerant plant selection including less turf area as well as installation of water efficient irrigation systems. While the estimated savings from this measure is difficult to quantify at this stage of planning, it is estimated that outdoor water usage at single family residences will be reduced by a minimum of 10 percent, or approximately 25 gpd per home.

Exhibit 37  
**Potable Water Plan**

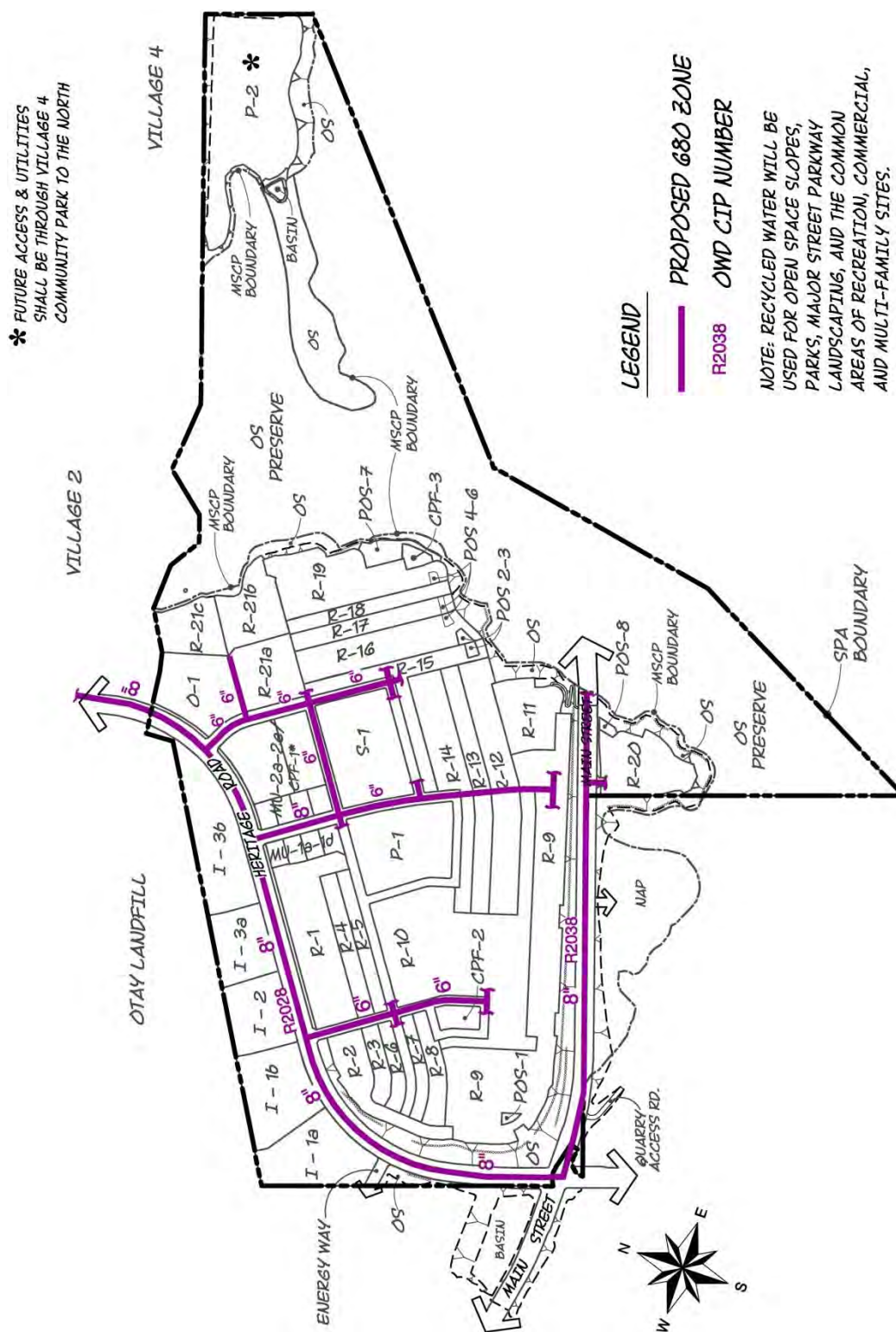


Exhibit 38  
 Recycled Water Plan



### **C. SEWER SERVICE**

Sewerage service and facilities are addressed in the *Overview of Sewer Service*, prepared by Dexter Wilson Engineering. Sewer service to the project site is provided by the City of Chula Vista. Chula Vista operates and maintains its own sanitary sewer collection system that connects to the City of San Diego's Metropolitan Sewer System.

The City of Chula Vista's Subdivision Manual establishes sewage generation factors based on population multipliers used to project sewage flows. The average daily flow into the Salt Creek basin from the SPA Plan area is estimated at 526,355 gpd. This flow will be conveyed to the existing Salt Creek Interceptor just to the south of the project. On-site sewer lines will need to be oversized to accommodate flows from Village 2 to the North of the Village 3 North project. Sewer facility improvements required to serve the SPA Plan project include 8-inch to 15-inch gravity sewer lines onsite and fees to fund future improvements to the Salt Creek Interceptors. The portion of Village 4 will require small on-site pump stations to serve restroom facilities only.

Sewer facilities required to serve the SPA Plan area will be constructed in phases. The phasing and financing requirements are addressed in the PFFP and/or subdivision map conditions to assure timely provision of required facilities. Existing and planned sewer facilities are illustrated on Exhibit 40.



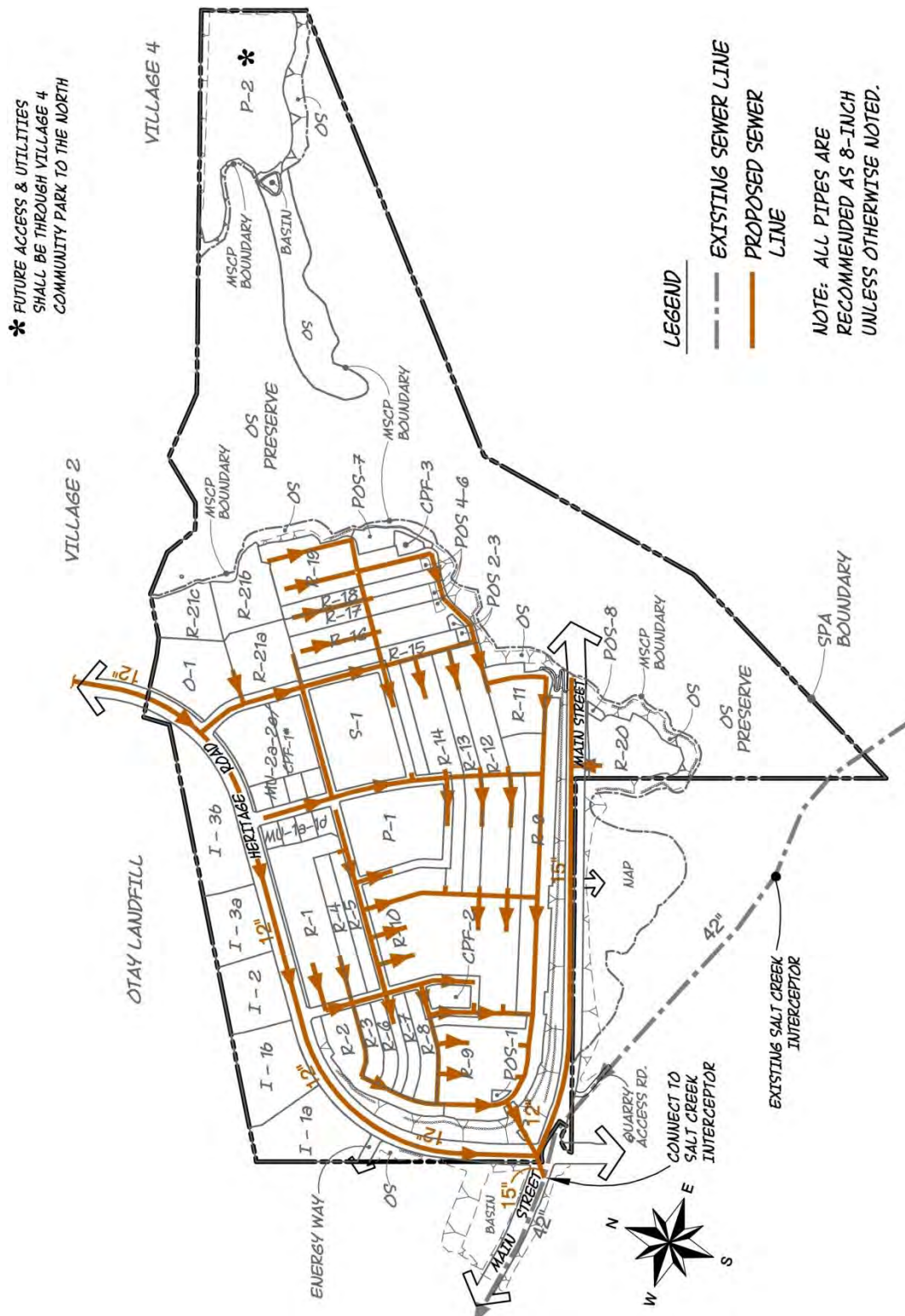


Exhibit 39  
 Sewer Plan



## **D. STORM DRAIN & WATER QUALITY**

The *Master Drainage Study* (“Drainage Plan”) and *Master Water Quality Technical Report* (“WQTR”) prepared by Hunsaker and Associates assessed the existing and developed drainage and water quality conditions in the SPA Plan area. In conformance with the GDP and SPA requirements, the Drainage Plan provides the necessary hydrological studies, analysis and design solutions to provide appropriate urban runoff and water quality for the SPA Plan Area. Key elements of the Drainage Plan and WQTR are provided below.

### **I. Drainage**

#### Village 3 North:

- All pre development and post development runoff from Village 3 North is within the Otay River Valley watershed.
- Portions of the pre development runoff from Village 3 North flow directly to Wolf Canyon (which in turn is tributary to the Otay River Valley) and portions of the pre development runoff flow directly to the Otay River Valley.
- Due to the impact of the Savage Dam at the Otay Reservoir, studies have determined that the development of the Village 3 North site will not increase the 100 year frequency peak flows in the Otay River. Therefore, no detention basins are required to mitigate 100 year peak flows.

#### Village 4 (Portion):

- All pre development and post development runoff from Village 4 is within the Otay River Valley watershed.
- All pre development runoff from Village 4 flows directly to Wolf Canyon (which in turn is tributary to the Otay River Valley).
- Village 4 is proposed to be developed as a park. The park development is not expected to significantly impact the peak flows to Wolf Canyon. Any peak flow mitigation required will be constructed on site through LID and/or detention basins.

### **2. Water Quality**

#### Village 3 North:

- The development of the SPA Plan area will implement all necessary requirements for water quality as specified by the State and local agencies.



- The development will meet the requirements of the City's Standard Urban Storm Water Mitigation Plan (SUSMP), the Jurisdictional Urban Runoff Management Plan and the Storm Water Management and Discharge Ordinance (as specified in the City of Chula Vista Development and Redevelopment Storm Water Management Standards/Requirements Manual).
- The Otay River and Wolf Canyon are a USGS blue line streams, which classifies them as waterways of the United States under the Clean Water Act (CWA). All development in excess of five acres must incorporate urban runoff planning, which will be detailed at the Tentative Tract Map level. The conceptual grading and storm water control plan for the SPA Plan area provides for water quality control facilities to ensure protection for the Otay River.
- The Otay River is listed in the County of San Diego *Hydromodification Management Plan* as an exempt facility. Since all runoff from the developed area within the Village 3 SPA area is proposed to drain directly to the Otay River, hydromodification basins are not required for this development.
- A Master Water Quality Technical Report has been prepared for Village 3 and 4 in conjunction with the Village 3 North and a Portion of 4 SPA. The BMP locations are shown in Exhibit 1.3 of the WQTR.
- Runoff from the developed portion of Village 3 North is treated in a Bio-Retention Basin north of Main Street and west of Heritage. Flows from the Bio-Retention Basin will outlet directly to the Otay River.
- No runoff from developed or impervious portions of Village 3 North outlet to Wolf Canyon. Some graded slopes along the southerly edge are tributary to Wolf Canyon and will be self-treating.
- A portion of Main Street westerly of Heritage will be treated with Bio-Retention within the street right of way.

Village 4 (Portion):

- The development of the SPA Plan area will implement all necessary requirements for water quality as specified by the State and local agencies.
- The development will meet the requirements of the City's Standard Urban Storm Water Mitigation Plan (SUSMP), the Jurisdictional Urban Runoff Management Plan and the Storm Water Management and Discharge Ordinance (as specified in the City of Chula Vista Development and Redevelopment Storm Water Management Standards/Requirements Manual).





- The Otay River and Wolf Canyon are USGS blue line streams, which classifies them as waterways of the United States under the Clean Water Act (CWA). All development in excess of five acres must incorporate urban runoff planning, which will be detailed at the Tentative Tract Map level. The conceptual grading and storm water control plan for the SPA Plan area provides for water quality control facilities to ensure protection for Wolf Canyon.
- The proposed development in Village 4 is tributary to Wolf Canyon. Since Wolf Canyon is not listed as an exempt facility, Village 4 will be subject to hydromodification requirements as specified in the County of San Diego *Hydromodification Management Plan*. Hydromodification requirements will be met through the use of a hydromodification basin in conjunction with Low Impact Development measures.
- Village 4 is proposed to be developed as a park and will be developed with very little impervious area. The impervious areas of Village 4 will be self-treating through the use of LID and Bio-Retention basins for water quality and hydromodification.
- Graded slopes along the southerly and westerly edge of the Village 4 graded area are tributary to Wolf Canyon and will be self-treating.





## **E. ROADS**

Roads included in this SPA proposal are addressed in Chapter III, Circulation, of this SPA plan. The PFFP details their phasing and financing.

## **F. SCHOOLS**

The Otay Ranch GDP requires preparation of a School Master Plan for each SPA. This section addresses and satisfies the requirements for such a plan. Additionally, the phasing and funding of school facilities is addressed in the PFFP.

The construction of up to 1,002 single family dwelling units and 595 multi-family dwelling units is planned for the SPA Plan area. Based on Chula Vista Elementary School District and Sweetwater Union High School District student generation factors (students/dwelling unit), there is a need to accommodate approximately 619 elementary students, 153 middle school students, and 292 high school students, for a total of 1,064 students.

### **1. Elementary Schools**

To meet the elementary school requirements necessary to serve the 619 students generated within Village 3 North, the Otay Ranch General Development Plan (GDP) provides for the siting of one elementary school in Village 3 North. This SPA Plan reserves an 8.3-acre elementary school site, Parcel S-1, in the village core adjacent to the neighborhood park to facilitate joint use opportunities.

The site will be reserved for acquisition by the Chula Vista Elementary School District, as provided in the PFFP. The construction schedule for the school will be determined by the school district. At the discretion of the Chula Vista Elementary School District, Students in Village 3 North will be accommodated in neighboring village elementary schools until the Village 3 North school is constructed.

### **2. Middle Schools & High Schools**

Middle school and high school requirements are met by the existing EastLake Middle School, Otay Ranch High School and Olympian High School. In addition to these public schools, two private schools are located proximate to the SPA Plan area - High Tech High School and Mater Dei High School.

### **3. Adult Schools**

Demand for adult school facilities will be satisfied within existing facilities in the Sweetwater Union High School District, until a new facility can be constructed in the Otay Ranch Eastern Urban Center on a site reserved pursuant to the Otay Ranch GDP.



## **G. CHILD CARE FACILITIES**

The Otay Ranch GDP establishes the following goal and threshold for child care facilities:

*GOAL: Provide adequate child care facilities and services to serve the Otay Ranch Project Area.*

The Otay Ranch GDP establishes the following threshold for child care facilities:

*Threshold: Identify sites for child care and pre-school facilities adjacent to or as part of public and private schools, religious assembly uses, village center employment areas, residential areas, and other locations deemed appropriate.*

The City of Chula Vista adopted the Chula Vista General Plan policy direction for the provision of adequate child care facilities necessary to serve existing and future developed areas in the City.

Child care uses may be allowed as a primary or an accessory use. Facility-based (not in a home) child care may be conducted by non-profit, quasi-public organizations or commercial providers. In addition, day nurseries, daycare schools or nursery schools are permitted uses in the Village 8 East Land Use Districts (see PC District Regulations, specifically permitted within all non-residential dominant districts, which would make them available to both residents and employees in Village 8 East.

The State of California has adopted regulations related to licensing, application procedures, administrative actions, enforcement provisions, continuing requirements and physical environment for child day care and day care centers. All child care facilities within the SPA will comply with state and local regulations.

The SPA Plan and the Otay Ranch Planned Community may have a mix of child care providers, such as school, church, non-profit or commercial facilities. Childcare facilities may be located within private homes, commercial centers, offices, government and industrial complexes and/or adjacent to public and private schools where appropriate. The SPA Land Use Plan provides opportunities to locate and phase facilities to meet the needs of the community.

### **I. Family Day Care Homes**

Home-based child care includes small family day care homes (SFDCH) that serve up to 6 children and large family day care homes (LFDCH) that serve 7-12 children. A conditional use permit may be required for all family day care homes within the SF4 zone. Consistent with Chula Vista zoning, SFDCHs could potentially be located within all residential zones in Village 3 North.

The California Code of Regulations, Title 22, Division 12, Chapter 3, Section 102417 includes regulations related to the operation of family day care homes



and all family day care homes within Village 3 North would be required to comply with both state and local regulations.

## **2. Facility-Based Child Care**

Facility-based childcare may be non-profit or commercial facilities located in non-residential land use areas of the village. The SPA Plan includes CPF and MU/commercial land uses. These land use designations can accommodate facility-based childcare. Non-profit childcare facilities are considered an accessory land use to CPF uses and are permitted within the commercial area. Commercial childcare facilities are also permitted within the commercial areas.

Facility-based childcare could be sited on mixed-use parcels. Elsewhere in the Otay Ranch community, such as the Eastern Urban Center, day care facilities could easily be sited. Having child care facilities located near other compatible services and activities is consistent with efficient land use planning. Locating childcare facilities near many other services is consistent with the neo-traditional principles established for Otay Ranch.

## **H. POLICE, FIRE AND EMERGENCY SERVICES**

### **I. Police Protection**

The Chula Vista Police Department (CVPD) currently provides police services within the City of Chula Vista. The demand for police services and facilities necessary to serve the SPA Plan area is described and analyzed in the Village 3 North and a Portion of Village 4 PFFP.

### **2. Fire Protection**

Fire protection services are provided by the City of Chula Vista Fire Department (CVFD). The SPA Plan Area would be served by existing Chula Vista Fire Stations #7 and # 3. Pursuant to the Draft Chula Vista Fire Master Plan, additional fire stations are planned within the Eastern Urban Center and Village 8 West Town Center. The demand for fire protection equipment and facilities to serve the SPA Plan area is described in the PFFP. Village 3 North and a Portion of Village 4 must comply with the updated City's adopted Fire Facilities Master Plan (2014).

The Otay Ranch GDP requires as a condition of SPA plan approval, the Fire Department review fuel modification plans. The Preserve Edge Plan and Fire Protection Plan have been developed with direction from the Fire Department. The Preserve Edge Plan provides for fuel modification zones adjacent to natural open spaces. Fire Department-approved architectural measures, such as boxed eaves, exterior sprinkler systems and solid block wall fencing may also be used for fire protection in certain circumstances. The fuel modification and fire protection strategies are more fully described in the University Villages Master Fire Protection Plan; Otay Ranch Villages 3 North and Portion of Village 4, 8 East and 10.



### **Brush Management**

Pursuant to the University Villages Master Fire Protection Plan (FPP) and the Chula Vista MSCP Subarea Plan; fuel modification zones have been incorporated into the proposed development areas adjacent to natural open space. These fuel modification zones are consistent with the requirements of the Chula Vista MSCP Subarea Plan, Otay Ranch Phase 2 RMP and Preserve Edge Plan. No fuel modification activities will occur within Otay Ranch Preserve/MSCP areas. Graded landscaped slope areas will be maintained pursuant to FPP requirements and will be outside of the Preserve. Streets (hard surface and irrigated landscaped areas) and passive recreation areas may be included in the Brush Management Zone, in accordance with specific requirements of the FPP.

### **Emergency Medical Services**

American Medical Response provides contract emergency medical services for the City of Chula Vista, National City, and Imperial Beach. There are five American Medical Response South County paramedic units. Two are located in Chula Vista, two in National City, and one in Imperial Beach. The SPA Plan area will be served through a contract arrangement by the City of Chula Vista.

## **3. Emergency Disaster Plan**

The following serves as the GDP-required "Emergency Disaster Plan" required at the SPA level:

The San Diego Region is exposed to a number of hazards that have the potential for disrupting communities, causing damage and creating casualties. Possible natural disasters include earthquakes, floods, fires, landslides and tropical storms. There is also the threat of man-made incidents such as war, nuclear disasters, hazardous materials spills, major transportation accidents, crime, fuel shortages, terrorism or civil disorder.

The San Diego County Emergency Plan is a comprehensive emergency management system that provides for a planned response to disaster situations associated with natural disasters, technological incidents and nuclear defense operations. The Plan includes operational concepts relating to various emergency situations, identifies components of the Emergency Management Organization and describes the overall responsibilities for protecting life and property and assuring the overall well-being of the population. The plan also identifies the sources of outside support that might be provided (through mutual aid and specific statutory authorities) by other jurisdictions, state and federal agencies and the private sector.

The Unified San Diego County Emergency Services Organization consists of the County and the cities within the County. It was established in 1961 and provides for "preparing mutual plans for the preservation of life and property and making provisions for the execution of these plans in the event of a local emergency, state of emergency, and to provide for mutual assistance in the event of such emergencies."



The foundation of California's emergency planning and response is a statewide mutual aid system designed to ensure that adequate resources, facilities and other support is provided to jurisdictions whenever their own resources prove to be inadequate to cope with a given situation. The basis for the system is the California Disaster and Civil Defense Master Mutual Aid Agreement, as provided for in the California Emergency Services Act. This Agreement was developed in 1950 and adopted by California's unincorporated cities and by all 58 counties. San Diego County is in Mutual Aide Region 6 of the State system. In April 2011, the Chula Vista City Council approved Resolution 2011-067 which adopted the 2010 San Diego County Multi-Jurisdictional Hazard Mitigation Plan as the official Multi-Jurisdictional Hazard Mitigation Plan of the City of Chula Vista.

The City of Chula Vista participates in the Unified County Emergency Services Organization described above. The City of Chula Vista has comprehensive agreements with the Bureau of Land Management, California Department of Forestry, California Conservation Corps., Urban Search and Rescue Corps., San Diego County Fire Mutual Aid and other agencies in conjunction with the California Disaster and Civil Defense Master Mutual Aid Agreement. The project is incorporated into Chula Vista's existing emergency disaster programs, including all fire and emergency services and mutual aid agreements.

#### **I. LIBRARY SERVICES**

Library services are provided by the City of Chula Vista as described by the City Library Master Plan. The demand for library facilities generated by the build-out of the SPA Plan area will be satisfied through participation in the City's Public Facilities Development Impact Fee Program as identified in the PFFP.

#### **J. PARKS, RECREATION, OPEN SPACE AND TRAILS FACILITIES**

Parks, recreation, open space and trails are addressed in Chapter V, Parks, Recreation, Open Space and Trails Master Plan and the PFFP

#### **K. CIVIC FACILITIES**

The City of Chula Vista is currently served by the Chula Vista Civic Center. The City's master plan for the expansion of the Civic Center provides for the needs of the Village 3 North residents. The SPA Plan area is subject to the City's Development Impact Fee (DIF) Program, which generates revenue that can be used for civic facilities.

#### **L. ANIMAL CONTROL FACILITIES**

The City of Chula Vista provides animal health and regulatory services. Currently, no impact fees are imposed to fund expansion of animal control facilities.

#### **M. REGIONAL FACILITIES**

A Regional Facilities Report was completed as part of the SPA One planning process. Generally, the Otay Ranch GDP requires that the demand generated for





regional facilities be satisfied through participation in a regional impact fee program (if such a program is implemented) and/or, reserve land or facilities for regional service programs in the Eastern Urban Center. The Regional Facilities Report is updated with SPA Plan applications to ensure adequate provision for regional facilities. The following is a review of the updated Otay Ranch regional facilities needs.

### **1. Integrated Solid Waste Management**

The City of Chula Vista contracts with Allied Waste Management to provide recycling and disposal services. Per Chula Vista Municipal Code Sections 8.24 and 8.25 and State of California Public Resources Code Chapter 12.8, 42649, it is mandatory for all generators to recycle. The City provides residences (as Small Quantity Generators) with automated, weekly collection services for trash, recyclables and yard waste. The PC District Regulations include regulatory requirements for waste management and recycling.

### **2. Arts and Cultural**

The Otay Ranch GDP provides for a multi-use cultural complex in the EUC. Within villages, arts and cultural facilities may be provided in public and civic space. The SPA Land Use Plan provides public spaces that may accommodate art and performances including plazas within the mixed-use village core and neighborhood park. The community purpose facilities, private pedestrian parks/community buildings and the MU/commercial area also provide opportunities for art display and performance.

### **3. Health and Medical**

Health and medical facilities that serve the SPA Plan area include Scripps Chula Vista Memorial Hospital, Sharp Chula Vista Medical Center, and Paradise Valley Hospital. A 66,000 square foot medical office building is located in Village of Heritage, which houses the Sharp Rees-Stealy Medical Group. The mixed use commercial and community purpose facility sites within the Otay Ranch villages provide opportunities for both public and private nursing, health education, screening research and medical offices.

### **4. Community and Regional Purpose Facilities**

A Community Purpose Facility (CPF) Master Plan is provided in Chapter VI of this SPA Plan. The CPF Master Plan describes the provision of facilities within the SPA Plan area. The Otay Ranch GDP does not locate a Regional Purpose Facility in this SPA Plan area.

### **5. Social and Senior Services**

The County of San Diego has the primary responsibility to provide social services to County residents. There are numerous non-profit health and social service organizations located in Chula Vista. The City of Chula Vista provides an adult literacy program, a Youth Action Program and the Police Activities League program. The County's Area Agency on Aging provides social and nutrition programs, legal services, ombudsman programs and services to prevent



or postpone institutionalization. The City of Chula Vista provides senior services and the Parks and Recreation Department coordinates activities and programs at the Norman Park Senior Center. The CPF, public Community and Neighborhood parks, and Private Recreation Facilities provide opportunities for social and senior services within Village 3 North and Village 4.

## **6. Correctional**

The increased population in the SPA Plan area will contribute to the need for correctional facilities. Should a regional impact fees program be enacted to assist in funding such facilities, development would be obligated to equitably participate.

## **7. Transit**

Transit facilities are intended to reduce the public's dependence upon the automobile to help alleviate traffic congestion. The provision of transit facilities is also an action measure of the City's CO<sub>2</sub> Reduction Plan. Currently, two percent of trips are conducted on public transit in the region. An increase in transit use can be fostered through the location of higher-density housing near transit, site design with transit orientation and enhanced pedestrian access to transit. The land use and circulation plan for the SPA Plan area incorporates transit-oriented design. A Rapid Bus route is planned on Main Street. A Local Bus Route service may be provided along Heritage Road, with a potential station located within the Otay Ranch Business Park, proximate to the Village Core.



## ***IX. GDP Compliance***





## **IX. GDP COMPLIANCE**

The adopted Otay Ranch GDP establishes goals and objectives for land use; mobility; housing; parks, recreation, open space; public facilities; safety; phasing; and resource protection, conservation and management. This chapter provides a re-statement of the GDP goals and objectives followed by an explanation of how they are implemented by this SPA Plan.

### **A. LAND USE**

This SPA Plan is designed in conformance with the Otay Ranch GDP Land Use Plan and the GDP Village 3 North and a Portion of Village 4 SPA Plan, as amended, is illustrated in Exhibit 42. A brief description of the SPA Plan major land use components consistency with the GDP and PC Zone District is provided in this section.

This SPA Plan contains all the requisite land uses comprising an urban village for Village 3 North as described by the GDP. Village 3 North includes a variety of small lot single family detached and multi-family residential housing densities, mixed-use (Commercial/Office/Retail/Residential) development, land designated for community purpose facilities, an elementary school, parks and open space and industrial. Table 5 provides the proposed, amended GDP for Village 3 North land uses including allocated acreages for each land use and the number and type of residential units.

This SPA Plan also contains a portion of Village 4. The SPA Plan implements the park and recreation land use established in the GDP/CVGP for the portion of the “70-acre park” within Village 4.

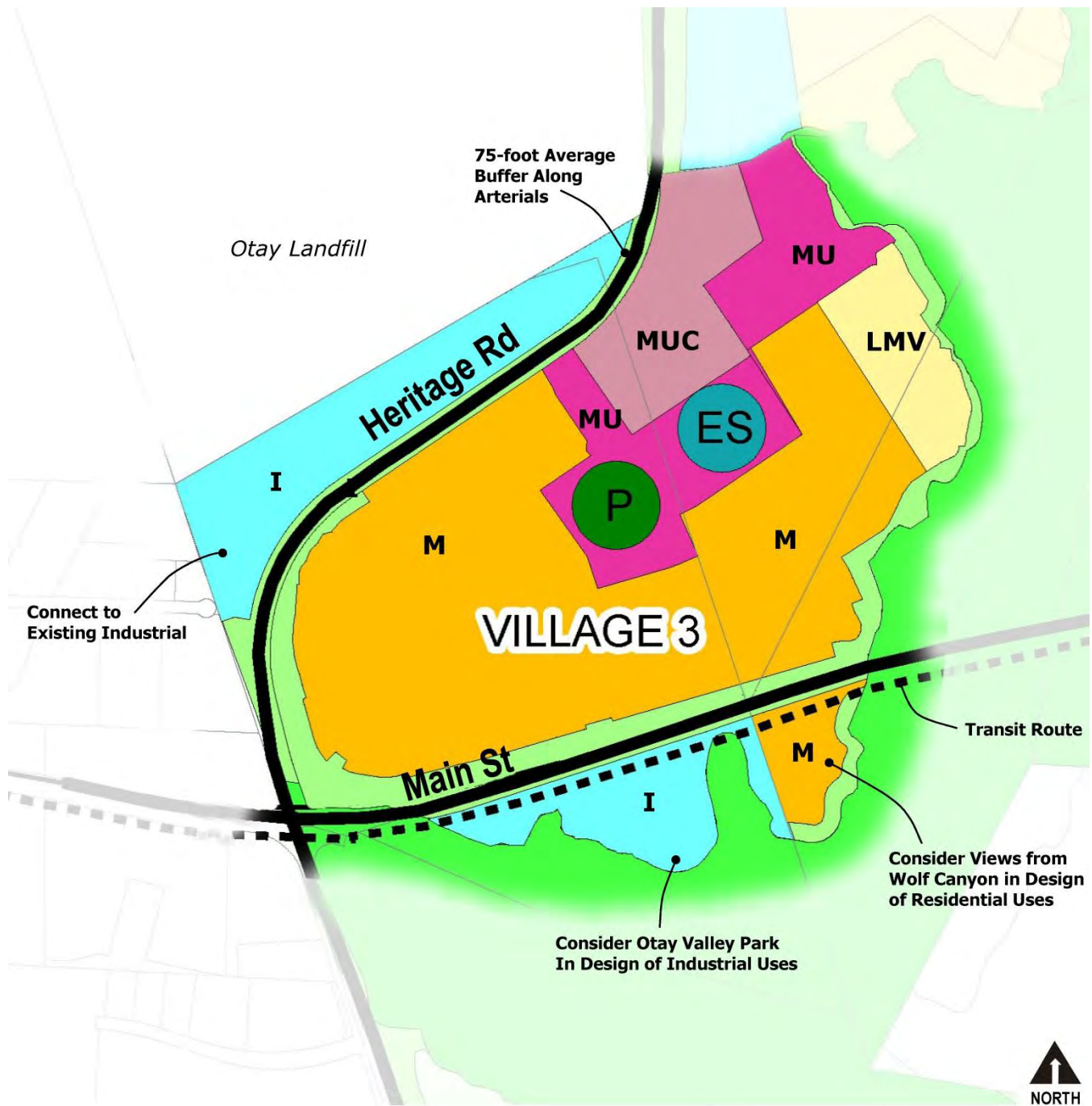


Exhibit 41  
Otay Ranch GDP Village 3 North and a Portion of Village 4 Land Use Plan (Proposed)





Village Three														
Use	Dwelling Units				Acreage									Approx. Pop.
	SF	MF	Total	Dens	Res.	Park*	CPF	Sch.	C'ml.	Ind.	Open Sp.	Art.	Total	
LMV	51		51	4.9	10.5		0.5						11.0	169
M	951		951	7.8	122.4		1.1						123.5	3,169
MU		595	595	40.8	14.6	7.9	2.6	8.3	+				33.4	1,535
MUC									11.3				11.3	
I										39.9			39.9	
OTHER											129.5	19.8	149.3	
<b>TOTAL</b>	<b>1002</b>	<b>595</b>	<b>1597</b>	<b>10.8</b>	<b>147.5</b>	<b>7.9</b>	<b>4.2</b>	<b>8.3</b>	<b>11.3</b> +	<b>39.9</b>	<b>129.5</b>	<b>19.8</b>	<b>368.4</b>	<b>4,873</b>
+ 20,000 Square feet of commercial may occur vertically or horizontally; therefore, actual acreage may vary.														
*Part of park acreage requirement have been allocated to community parks. Actual park size to be determined at the SPA level. Park acreage based on ratio of 3.0 acres per 1000 persons.														

**Table 6 – GDP Exhibit 42 - Village 3 North Land Use Table**

#### **A. II.2.8.1 LAND USE**

*Goal:* Develop comprehensive, well integrated and balanced land uses which are compatible with the surroundings.

*Objective:* Provide a well-integrated land use pattern which promotes both housing and employment opportunities, while enhancing the unique environmental and visual qualities of the Otay Ranch.

*Objective:* Provide a wide range of residential housing opportunities, from rural and estate homes to high-density multi-family projects. Provide a balanced and diverse residential land use pattern for the Otay Valley Parcel which promotes a blend of multi-family and single-family housing styles and densities, integrated and compatible with other land uses in the area.

*Objective:* Provide development patterns complementary to the adopted plans and existing development of the adjacent communities.

#### *Implementation:*

The SPA Land Use Plan supports these GDP goals and objectives by providing a range of housing and employment opportunities. The plan adheres to the GDP specific directives for Village 3 North that create a business park and village core (composed of mixed use commercial/office, elementary school, neighborhood park and residential land uses) and residential neighborhoods that offer a variety of housing styles and densities. The Village 4 land uses implement the existing Park and Recreation land use designation per the GDP/CVGP providing additional recreational opportunities to Village 4 and surrounding communities.

The organization of the land uses within the SPA Plan area meets the objectives of integration and compatibility of land uses within villages and with adjacent communities. Adjacent land uses include the Otay Landfill and future Village 2 to the north, open space preserve to the south and east and existing industrial uses



to the west. The land uses within Village 3 North transition from the village core mixed use and higher density residential uses to lower density residential uses at the village perimeters and adjacent to the open space preserve areas. Land uses adjacent to Village 4 include the future Village 4 community park to the north, natural open space areas to the west and south and future public park and town center uses to the east.

The SPA Plan supports the objective of enhancing the unique environmental and visual qualities of Otay Ranch. The village conforms to the natural topography of the site and maintains views towards open spaces and distant mountains. Vista points are created at the perimeter of Village 3 North and from the Village 4 Community Park.

*Goal:* Environmentally sensitive development should preserve and protect significant resources and large open space areas.

*Objective:* Provide land use arrangements which preserve significant natural resource areas, significant landforms and sensitive habitat.

*Implementation:*

These goals and objectives will be met through the conveyance of approximately 259.6 acres of land to the Otay Ranch Preserve in accordance with the requirements of the RMP. The SPA Plan area is within land area designated for development and the Plan provides for protection of the adjacent environmentally sensitive as described in the Preserve Edge Plan.

*Goal:* Reduce reliance on the automobile and promote alternative modes of transportation.

*Objective:* Develop villages which integrate residential and commercial uses with a mobility system that accommodates alternative modes of transportation, including pedestrian, bicycle, bus, light rail, and other modes of transportation.

*Objective:* Develop residential land uses which encourages the use of alternative modes of transportation through the provision of bus and light rail right-of-way, and the inclusion of a bicycle and pedestrian network.

*Objective:* Commercial uses should be sized to meet the needs of the immediate and adjacent villages. Village commercial land uses preempt large regional commercial opportunities within villages and relegate them to the EUC or freeway commercial areas.

*Implementation:*

Land uses within the SPA Plan area, including industrial, office, mixed use, commercial, community purpose facility, park and school uses, are designed to provide for the daily needs of the residents. The provision of land uses that minimize the need for automobile travel coupled with the multi-modal transportation design of the village are two ways the plan meets the GDP goals and objectives. The Village 3 North core is located within walking distance of



most village residents. Throughout the village, a system of trails and landscaped streets link residential neighborhoods, the village core, park and school to encourage walking, rather than driving. These paths are designed with landscaped parkways between the walkways and streets, landscaping, lighting and furnishings to make the pedestrian experience pleasant and promote safety. The Village Pathway provides an off-street multi-purpose pathway for pedestrian and bicycle travel. Convenient support features, such as bus stops and bicycle racks may be provided within the core area and/or business park. Bus routes can be accommodated adjacent to and through the village with strategically located stops. The village trail system also connects to the surrounding Chula Vista regional trail, Otay Valley Regional Park Trail and Chula Vista Greenbelt Trail networks. The Village 4 Community Park includes a connection to the City's Regional Trail network along La Media Road via Santa Luna Drive.

*Goal:* Promote village land uses which offer a sense of place to residents and promotes social interaction.

*Objective:* Organize Otay Ranch into villages, each having its own identity and sense of place.

*Objective:* The design of the Otay Ranch should promote variety and diversity at the village scale, while providing a sense of continuity through the use of unifying design elements.

*Objective:* Promote a diverse range of activities and services to encourage a mixture of day/night and weekday/weekend uses.

*Implementation:*

Village 3 North meets these goals and objectives by providing a village core arranged along a main street. Land uses within the village core include commercial/mixed use, neighborhood park, elementary school, CPF, neighborhood park and a variety of residential housing types. The land uses, coupled with a village design theme create the village identity and sense of place. The village incorporates Ranch-wide design elements such as signage and landscaping to connect it with the other villages of Otay Ranch. The Village 4 Community Park is located adjacent to existing and future park uses.

*Goal:* Diversify the economic base within Otay Ranch.

*Objective:* Create an economic base that will ensure there is adequate public revenue to provide public services.

*Objective:* Create employment opportunities for area residents which complements, rather than substitutes for industrial development on the Otay Mesa.

*Implementation:*

The Otay Ranch Business Park and the Village 3 North core mixed use development contribute to the economic base with neighborhood and regional-serving businesses.

*Goal:* Promote synergistic uses between the villages of the Otay Ranch to provide a balance of activities, services and facilities.



*Objective:* Develop individual villages to complement surrounding villages.

*Objective:* Select villages to provide activities and uses which draw from surrounding villages. Uses serving more than one village, such as a cinema complex, should be located in a village core that has convenient access to adjacent villages.

*Implementation:*

Village 3 North provides mixed use commercial uses that serve neighboring villages as Village 3 North. In addition, the Village 3 North Business Park provides both jobs and services to Village 3 North residents and surrounding communities.

*Goal:* Organize land uses based upon a village concept to produce a cohesive, pedestrian friendly community, encourage non-vehicular trips, and foster interaction amongst residents.

*Implementation:*

Village 3 North neighborhoods are connected by an extensive trail and pathway system. These trails and pathways reinforce a pedestrian friendly concept as well as promote the use of alternative modes of transportation. By reducing the need for an automobile, residents will have opportunities to interact with their neighbors and other residents of the village as they walk or bike to their destinations.

#### **B. II.2.8.2 MOBILITY**

*Goal:* Provide a safe and efficient transportation system within Otay Ranch with convenient linkages to regional transportation elements abutting the Otay Ranch.

*Objective:* Ensure timely provision of adequate local circulation system capacity to respond to planned growth, maintaining acceptable levels of service (LOS).

*Objective:* Plan and implement a circulation system such that the operational goal of Level of Service “C” for circulation element arterial and major roads and intersections can be achieved and maintained. Internal village streets/roads are not expected to meet this standard.

*Objective:* Encourage other transportation modes through street/road design standards within the village, while accommodating the automobile. Design standards are not focused on achieving LOS standards or providing auto convenience.

*Objective:* Provide an efficient circulation system that minimizes impacts on residential neighborhoods and environmentally sensitive areas.



*Implementation:*

Streets surrounding and internal to the SPA Plan area are designed in compliance with the goals and objectives of the GDP. Street design and phasing strive to provide efficient and appropriate levels of service. The village circulation system accommodates public transportation on the arterial network. Internal streets are designed to accommodate bicycles and a series of pedestrian paths are provided throughout the village to provide alternatives to automobile travel.

*Goal:* Achieve a balanced transportation system which emphasizes alternatives to automobile use and is responsive to the needs of residents.

*Objective:* Study, identify, and designate corridors, if appropriate, for light rail and transit facilities.

*Objective:* Promote alternative forms of transportation, such as bicycle and car paths, riding and hiking trails, and pedestrian walkways as an integral part of the circulation system.

*Implementation:*

A wide variety of alternative forms of transportation, including transit routes, bicycle lanes and routes, and pedestrian trails and paths are provided within the SPA Plan area. This alternative transportation network addresses the needs of residents by offering different routes within and outside of the villages, including connections to public transportation, the Chula Vista trail network and the Chula Vista Bikeway network.

**C. II.2.8.3 HOUSING**

*Goal:* Create a balanced community exemplified by the provision of a diverse range of housing styles, tenancy types and prices.

*Objective:* Provide a variety of housing opportunities sufficient to meet a proportionate share of the Regional Share allocation of housing.

*Objective:* Each Otay Ranch Village will proportionately assist the appropriate land use jurisdiction to meet or exceed Otay Ranch's share of the five-year Regional Share allocation as provided by each jurisdiction's Housing Element.

*Implementation:*

The SPA plan meets these goals and objectives by providing a wide variety of housing types, including affordable housing. Proposed housing includes apartments, townhouses, condominiums, attached housing (duplexes and/or triplexes), and small lot single-family residential. The Affordable Housing Plan and the PFFP describe in detail how the housing goals are met. Based on the target residential units proposed for the development, 80 low-income and 80 moderate-income residential units will be provided.

*Goal:* The provision of sufficient housing opportunities for persons of all economic, ethnic, religious and age groups, as well as those with special needs such as the handicapped, elderly, single parent families and the homeless.



*Objective:* Ensure that the Otay Ranch provides housing opportunities sufficient to meet a proportionate share of identified special housing needs, and applies fair housing practices for all needs groups in the sale, rental, and advertising of housing units.

*Implementation:*

Village 3 North will provide a wide variety of housing types ranging in density from medium to mixed-use/high. The variety of housing types will accommodate families, singles and those with special housing needs, including the handicapped and the elderly. Fair housing practices will be employed in the sale, rental and advertising of all units.

**D. II.2.8.4 PARKS, RECREATION, OPEN SPACE**

*Goal:* Provide diverse park and recreational opportunities within Otay Ranch which meet the recreational, conservation, preservation, cultural and aesthetic needs of project residents of all ages and physical abilities.

*Objective:* Identify park, recreational and open space opportunities, where appropriate, to serve the South County region and San Diego County as a whole.

*Objective:* Maximize conservation, joint uses and access and consider safety in the design of recreational facilities.

*Objective:* Provide neighborhood and community parks and recreational facilities to serve the recreational needs of local residents.

*Implementation:*

Chapter V, Parks, Recreation, Open Space and Trails Plan and the PFFP describe in detail the location, funding and maintenance of required facilities.

**E. II.2.8.5 CAPITAL FACILITIES**

*Goal:* Assure the efficient and timely provision of public services and facilities of developable areas of Otay Ranch concurrent with need.

*Objective:* Ensure that the pace and pattern of residential, commercial and other non-residential development is coordinated with the provision of adequate public facilities and services.

*Objective:* Permit development only through a process that phases construction with the provision of necessary infrastructure prior to or concurrent with need.

*Objective:* Development projects shall be required to provide or fund their fair share of all public facilities needed by the development.

*Objective:* “Enhanced Services” may be provided to specified geographic areas of the Otay Ranch. These are services that exceed the normal or standard level of services provided to the jurisdiction as a whole.



*Objective:* The City of Chula Vista and the county of San Diego shall enter into a Master Property Tax Agreement covering all annexations within an agreed-upon geographic area in Otay Ranch. That Agreement shall consider the distribution of property tax revenues, as well as the allocation of total project revenues between the City and the County in accordance with the following policies.

*Objective:* As a general guideline, efforts should be made to keep the effective tax rate (ETR), including all property taxes and special assessments, not to exceed 2.00 percent of the assessed value of the property.

*Objective:* Monitor the impacts of growth and development on critical facilities and services to ensure that necessary infrastructure is provided prior to or concurrent with need.

*Implementation:*

The PFFP provides an analysis and detailed description of how these goals and objectives will be met. The SPA Plan will phase development with infrastructure improvements and the developer will participate in fair-share funding of facilities as described in the PFFP.

**Drainage Facilities**

*Goal:* Provide protection to the Otay Ranch project area and surrounding communities from fire, flooding and geologic hazards.

*Objective:* Individual projects will provide necessary improvements consistent with the National Flood Insurance Program, Drainage Master Plan(s) and Engineering Standards.

*Objective:* Development within floodplains will be restricted to decrease the potential for property damage and loss of life from flooding and to avoid the need for channels and other flood control facilities.

*Objective:* Preservation of the floodplain environment from adverse impacts due to development.

*Objective:* Require onsite detention of storm water flows such that existing downstream structures will not be overloaded.

*Implementation:*

The project will meet the goals and objectives for drainage facilities through planning, permitting and implementation of facilities as required by the City and regulatory agencies. The *Master Drainage Study*, prepared by Hunsaker & Associates, and tentative map address these goals. Subsequent grading and drainage plans will provide additional, site-specific measures.





### **Sewerage Facilities**

*Goal:* Provide a healthful and sanitary sewerage collection and disposal system for the residents of Otay Ranch and the region, including a system designed and constructed to accommodate the use of reclaimed water.

*Objective:* The ongoing planning, management and development of sewerage conveyance, treatment and disposal facilities to adequately meet future demands.

*Objective:* Assure that wastewater treatment plants are consistent with sewerage master plans.

*Objective:* Sewage disposal systems should maximize the provision and utilization of reclaimed water.

#### *Implementation:*

The *Overview for Sewer Service for Otay Ranch Villages 3 North and a Portion of 4, 8 East and 10*, prepared by Wilson Engineering describes the planning, management and sewer facilities necessary to serve the development. The tentative map and subsequent improvement plans provide additional site-specific design for implementation of the project sewer system.

### **Integrated Solid Waste Management Facilities**

*Goal:* Provide solid waste facilities and services which emphasize recycling of reusable materials and disposal of remaining solid waste so that the potential adverse impacts to public health are minimized.

*Objective:* Reduce the volume of waste to be land-filled by 30% by 1995 and by 50% by 2000.

#### *Implementation:*

During construction, solid waste disposal and recycling of materials will adhere to best management practices and City standards outlined in Chula Vista Municipal Code Section 8.25.095 – Construction and Demolition Debris Recycling. Planning for occupancy will include considerations listed in the City's "Recycling and Solid Waste Planning Guide." A recycling/drop-off center may be located within the mixed-use area of the village core or the Otay Ranch Business Park. This location will provide alternative methods for residents and businesses to participate in recycling California Redemption Value bottles and cans.

### **Urban Runoff Facilities**

*Goal:* Ensure that water quality within the Otay Ranch project area is not compromised.

*Goal:* Ensure that the City of San Diego's water rights within the Otay River watershed shall not diminish.



*Implementation:*

The *Master Drainage Study for Otay Ranch Villages 3 North and 4* and the *Water Quality Technical Report for Otay Ranch Villages 3 North and 4*, prepared by Hunsaker & Associates describe how these goals will be met through management and containment in conformance with City and regional environmental protection standards.

**Water Facilities**

*Goal:* Ensure an adequate supply of water for build-out of the entire Otay Ranch project area; design the Otay Ranch project area to maximize water conservation.

*Objective:* Ensure an adequate supply of water on a long-term basis prior to the development of each phase of the Otay Ranch Project Area.

*Objective:* Ensure infrastructure is constructed concurrently with planned growth, including adequate storage, treatment, and transmission facilities, which are consistent with development phasing goals, objectives and policies, and the Service/Revenue Plan.

*Objective:* Ensure that water quality within the Otay Ranch Project Area is not compromised, consistent with NPDES Best Management Practices, and the RWQCB Basin Plans.

*Objective:* Promote water conservation through increased efficiency in essential uses and use of low water demand landscaping.

*Objective:* Encourage suppliers to adopt a graduated rate structure designed to encourage water conservation.

*Implementation:*

The *Overview of Water Service for Otay Ranch Villages 3 North and a Portion of 4, 8 East and 10*, prepared by Wilson Engineering describes how these goals and objectives will be met.

**Water Reclamation Facilities**

*Goal:* Design a sewerage system which will produce reclaimed water. Ensure a water distribution system will be designed and constructed to use reclaimed water. Construction of a “dual system” of water supply will be required for all development where reclaimed water is used.

*Objective:* Encourage development of public and private open space and recreational uses that could utilize reclaimed water.

*Implementation:*

The *Overview of Water Service for Otay Ranch Villages 3 North and a Portion of 4, 8 East and 10*, prepared by Wilson Engineering describes the implementation



of reclaimed water systems in the development. A SAMP for the project includes recycled water facilities.

### **Arts and Cultural Facilities**

*Goal:* Plan sites for facilities dedicated to the enhancement of the arts at the community level that can contain indoor and outdoor facilities capable of supporting community theater, training and exhibition of art and sculpture, musical training and concerts, film and cultural festivals, public meetings, and other community events.

#### *Implementation:*

The SPA Plan provides indoor and outdoor facilities including a neighborhood park, private facilities, elementary school, community purpose facility, and mixed use commercial center which could accommodate arts and cultural facilities.

### **Cemetery Facilities**

*Objective:* Identify and preserve adequate cemetery sites to serve the Otay Ranch Project Area.

#### *Implementation:*

A cemetery site is not proposed in the SPA Plan area.

### **Child Care Facilities**

*Goal:* Provide adequate child care facilities and services to serve the Otay Ranch project area.

*Objective:* Identify sites for child care and pre-school facilities adjacent to or part of public and private schools, religious assembly uses, employment areas, and other locations deemed appropriate.

#### *Implementation:*

Child care facilities can be accommodated in the mixed use commercial, community purpose facility, elementary school, and neighborhood park land use areas. Small family day care is also an allowable use within residential areas, provided adequate outdoor play area and other design guideline and development regulations criteria can be met. Large family day care is allowable subject to a conditional use permit.

### **Health and Medical Facilities**

*Goal:* Ensure provision of and access to facilities which meet the health care needs of Otay Ranch residents.

*Objective:* Identify a general location within Otay Ranch for public and private health service organizations, charities, and private adult care and mental care facilities.



*Implementation:*

Senior congregate care and health care offices and clinics are allowable uses within the mixed use commercial area of Village 3 North. The community purpose facility land use also allows health care uses.

**Community and Regional Purpose Facilities**

*Goal:* Designate areas within the Otay Ranch project area for religious, ancillary private educational, day care, benevolent, fraternal, health, social and senior services, charitable, youth recreation facilities, and other County regional services.

*Implementation:*

A Community Purpose Facility Master Plan, included in Chapter VI of this SPA Plan, describes the facilities provided by the development that will meet this goal and the specific requirements of the City of Chula Vista Municipal Code and the Land Offer Agreement.

**Social and Senior Services Facilities**

*Goal:* Ensure that Otay Ranch project area residents have adequate access to sources of governmental and private social and senior service programs.

*Objective:* Social and senior service facilities should be sited within Otay Ranch to either provide direct service access or to provide community service information to each village to educate the public regarding available services.

*Objective:* Siting of new facilities and expansion of existing social or senior services facilities will be planned to most effectively serve the clients of each social and senior service activity as part of a comprehensive social and senior service delivery system.

*Implementation:*

Social and senior service needs can be met within allowable use areas including the business park, commercial, Private Recreation Facility, community purpose facility and park land uses. Shared use may be available with the schools.

**Animal Control Facilities**

*Goal:* Ensure that the community of Otay Ranch is served by an effective animal control program that provides for the care and protection of the domestic animal population, safety of people from domestic animals, and the education of the public regarding responsible animal ownership.

*Objective:* Participate in programs to provide animal control facilities sufficient to provide adequate shelter space per Otay Ranch dwelling unit.

*Implementation:*

The SPA Plan area will participate in City programs for provision of animal control.



### **Civic Facilities**

*Goal:* Assure the efficient and timely provision of public services and facilities to developable areas of the Otay Ranch project area concurrent with need, while preserving environmental resources of the site and ensuring compatibility with the existing character of surrounding communities. Integrate different types of public facilities where such facilities are compatible and complementary.

*Implementation:*

This goal will be met through implementation of requirements identified by the PFFP.

### **Correctional Facilities**

*Goal:* Prevent injury, loss of life and damage to property resulting from crime occurrence through the provision of justice facilities.

*Objective:* Make provisions for justice facilities, including jails, courts, and police facilities adequate to serve the Otay Ranch Project Area.

*Implementation:*

The SPA Plan area does not contain correctional facilities.

### **Fire Protection and Emergency Services Facilities**

*Goals:* Provide protection to the Otay Ranch project area and surrounding communities from the loss of life and property due to fires and medical emergencies.

*Objective:* Provide sufficient fire and emergency service facilities to respond to calls within the Otay Ranch urban communities within a 7-minute response time in 85% of the cases.

*Implementation:*

This goal will be met through implementation of the requirements identified by the PFFP. The SPA Plan area will be served by Chula Vista Fire Stations # 3 and #7. Pursuant to the Draft Chula Vista Fire Master Plan additional fire stations are planned within the EUC and Village 8 West town center. Additionally, the circulation design of the SPA Plan area facilitates emergency vehicle access to all areas of the villages and the Fire Protection Plan includes fuel management requirements. Village 3 North and a Portion of Village 4 must comply with the City's 2014 Fire Facilities Master Plan.

### **Justice Facilities**

*Goal:* Prevent injury, loss of life and damage to property by having adequate criminal justice facilities to serve Otay Ranch residents.



*Objective:* Cooperate with the County to identify an equitable funding method for the development of justice facilities based on the needs of Otay Ranch and their benefit to Otay Ranch residents.

*Objective:* Justice facilities serving Otay Ranch residents will be sited in appropriate locations and in a timely manner, irrespective of jurisdictional boundaries.

*Objective:* Enhance public safety by utilizing land use and site design techniques to deter criminal activity.

*Implementation:*

The SPA Plan area does not contain justice facilities. The design of the SPA Plan area fosters community interaction and awareness that deters criminal activity. Design techniques include “eyes on the street” orientation of commercial and residential uses toward the street and placement of parks and paths as focal points in the community. These techniques minimize hidden locations where criminal activity might occur.

**Law Enforcement Facilities**

*Goal:* Protection of life and property and prevention of crime occurrence.

*Objective:* Make provisions for criminal justice facilities, including jails, courts, and police facilities adequate to serve the Otay Ranch Project Area.

*Objective:* Enhance conditions for public safety by utilizing land use and site design techniques to deter criminal activity and promote law enforcement.

*Objective:* Site law enforcement facilities to appropriate locations in order to serve the population.

*Implementation:*

The SPA Plan area will not contain law enforcement facilities. The project utilizes design techniques to deter criminal activity and promote law enforcement. The goal can be met through implementation measures identified in the PFFP.

**Library Facilities**

*Goal:* Sufficient libraries to meet the information and education needs of Otay Ranch residents.

*Objective:* Provide high quality and contemporary library facilities and services which meet the needs of the entire Otay Ranch Project Area.

*Objective:* Five hundred square feet (gross) of adequately equipped and staffed library facilities per 1,000 population.

*Objective:* Otay Ranch libraries will be equitably financed by all new development that will benefit from the facilities.



*Implementation:*

The SPA Plan area will contribute its fair share to City of Chula Vista library facilities through payment of the PFDIF as identified in the PFFP.

**School Facilities**

*Goal:* Provide high quality, K-12 educational facilities for Otay Ranch residents by coordinated planning of school facilities with the appropriate school district.

*Goal:* Coordinate the planning of adult educational facilities with appropriate district.

*Objective:* School facilities shall be provided concurrently with need and integrated with related facility needs, such as child care, health care, parks, and libraries, where practical.

*Objective:* Provide school district with 12 to 18 month development plan and 3 to 5 year development forecasts so that they may plan and implement school building and/or allocation programs in a timely manner.

*Implementation:*

An elementary school is provided within Village 3 North.

**F. II.2.8.6 AIR QUALITY**

*Goal:* Minimize the adverse impacts of development on air quality.

*Implementation:*

The Air Quality Improvement Plan provides measures to meet this goal. The Plan addresses improvement measures including job/housing balance, transit access, alternative travel modes, building construction methods and educational programs. The SPA Plan area has been designed to offer numerous alternative methods of transportation, including public transit, bicycle lanes/routes and pedestrian trails.

**Commuter Trip Management**

*Goal:* Create a safe and efficient multi-modal transportation network which minimizes the number and length of single passenger vehicle trips.

*Objective:* Minimize the number and length of single passenger vehicle trips to and from employment and commercial centers to achieve an average of 1.5 persons per passenger vehicle during weekday commute hours.





*Implementation:*

The SPA Plan area is served by Bus Rapid Transit and a potential local bus route and stops, provides an extensive pedestrian path system and has been designed to accommodate bicycles. Employment and commercial centers are located within and adjacent to the Plan area.

**Capacity Improvements**

*Objective:* Expand the capacity of both the highway and transit components of the regional transportation system to minimize congestion and facilitate the movement of people and goods.

*Implementation:*

The SPA Plan area will contribute to highway and transit improvements as identified in the Public Facilities Finance Plan.

**Bicycle System Design**

*Objective:* Provide a safe, thorough and comprehensive bicycle network which includes bicycle paths between major destinations within, and adjacent to, Otay Ranch.

*Implementation:*

The SPA Plan circulation design provides for bicycle access. The Plan includes bike lanes along major perimeter roads and internal bike routes that offer routes to destinations outside of the villages.

**Road Design**

*Objective:* Design arterial and major roads and their traffic signals to minimize travel time, stops and delays.

*Implementation:*

The major roads surrounding the SPA Plan area have been designed in accordance with City standards. Traffic signals have been located to facilitate traffic flow and to provide access to neighboring land uses.

**Planning and Land Development**

*Goal:* Land development patterns which minimize the adverse impacts of development on air quality.

*Objective:* Encourage mixed use development to promote linking of trips, reduce trip length and encourage alternative mode usage.

*Implementation:*

Village 3 North has been designed with mixed-use development and in accordance with village concepts that promote alternatives to automobile use. The convenient village pedestrian path system and internal streets are designed to accommodate pedestrians and bicycles and will encourage alternate modes of travel.

**Transit Route and Facility Design**

*Objective:* Facilitate access to public transit.



*Implementation:*

Pedestrian and bicycle paths provide links to public transit lines. Rapid Bus service is planned along Main Street and Local Bus service may be provided along Heritage Road and La Media Road. A Local Bus stop located within the Otay Ranch Business Park may be sited to serve both the business park and the village core, offering residents and employees access to an alternative mode of transportation.

**Pedestrian Design**

*Objective:* Encourage pedestrian traffic as an alternative to single vehicle passenger travel.

*Implementation:*

The extensive system of trails and pathways throughout the SPA Plan area to destinations such as the business park, village core, CPF, schools and parks, the neighboring land uses (including the Village 8 West Town Center), will encourage residents to walk rather than drive.

**Building Design**

*Objective:* Locate and design buildings within village cores to facilitate transit and pedestrian access.

*Implementation:*

Buildings within the Village 3 North core are clustered to minimize walking distances and oriented to the street to encourage pedestrian access. Paths within the core link to public transit stops/stations.

**Parking Management**

*Objective:* Manage parking facilities to facilitate transit, ridesharing and pedestrian access.

*Objective:* Manage parking facilities to encourage a reduction in the number of single vehicle trips.

*Implementation:*

Parking areas are located at the rear and sides of buildings to maintain a pedestrian-oriented village streetscape. Joint parking use is encouraged within the Village core and business park.

**Street Configuration**

*Objective:* Configure internal village streets to give pedestrian traffic a priority.

*Implementation:*

Village streets are designed for pedestrian comfort with sidewalks, landscaping and furnishings. Streets are narrow to slow traffic. Traffic calming features such as intersection neckdowns and landscape pop out may be implemented throughout the village core to create a positive pedestrian experience and encourage pedestrian activity in the village.



### **Particulate Emissions**

*Objective:* Minimize particulate emissions, which are the result of the construction process.

*Implementation:*

This objective will be met through construction practices that control fugitive dust, minimize simultaneous operation of construction vehicles and equipment, and use low-polluting equipment.

### **Energy Conservation**

*Objective:* Minimize fossil fuel emission by conserving energy. [See Energy Chapter 10. Section E.]

*Implementation:*

The SPA Plan circulation plan is designed to provide alternate modes of travel and reduce vehicle trips to reduce fossil fuel emissions.

## **G. II.2.8.7 NOISE**

*Goal:* Promote a quiet community where residents live without noise which is detrimental to health and enjoyment of property.

*Goal:* Ensure residents are not adversely affected by noise.

*Objective:* Otay Ranch shall have a noise abatement program to enforce regulations to control noise.

*Implementation:*

The SPA Land Use Plan separates higher noise generating land uses from more sensitive residential land uses. Sound abating features, such as masonry walls and dual-glazed windows, will be provided as needed. City standards for noise regulation and abatement shall be enforced.

## **H. II.2.8.8 SAFETY**

*Goal:* Promote public safety and provide public protection from fire, flooding, seismic disturbances, geologic phenomena and manmade hazards in order to:

- Preserve Life, Health and Property;
- Continue Government Functions and Public Order;
- Maintain Municipal Services; and
- Rapidly Resolve Emergencies and Return the Community Normalcy and Public Tranquility.

### **General Public Safety**

*Objective:* Provide for the continuity of government and public order.

*Objective:* Maintain public services and ensure the rapid resolution of emergencies.



*Objective:* Minimize social and economic dislocations resulting from injuries, loss of life and property damage.

*Implementation:*

The SPA Land Use Plan has utilized the recommendations of technical studies, City codes and ordinances, and other policies and regulations to plan for development that will promote the protection of life and property. Crime Prevention Through Environmental Design (CPTED) Principles have been incorporated into the Village Design Plan

**Seismic Disturbances**

*Objective:* Provide public protection from earthquakes, rockslides, and liquefaction in order to minimize loss of life, injury, property damage and disruption of community social and economic activity.

*Implementation:*

Site grading and construction shall be in accordance with the Uniform Building Code and the Association of Structural Engineers of California to reduce the effects of seismic shaking to the extent possible.

**Floods**

*Objective:* Prevent property damage and loss of life due to seiches, dam failure and heavy rains.

*Objective:* Preservation of the floodplain environment from adverse impacts due to development.

*Implementation:*

The SPA Plan area is not located within a floodplain. Storm water flows shall be controlled and conveyed in accordance with the Master Drainage Plan for the village.

**Geologic Phenomena**

*Objective:* Prevent property damage and loss of life due to landslides, rock falls, and erosion.

*Implementation:*

The SPA Plan area development shall utilize grading practices that are consistent with this objective.

**Fire, Crime, Health Emergency, and Hazardous Substances**

*Objective:* Prevent property damage and loss of life due to fire, crime or hazardous substances.

*Implementation:*

The SPA Plan area is planned to reduce potential effects of fire through adequate water supply, street design that facilitates emergency vehicle access, and fuel-modification landscape techniques as outlined in the Village 3 North and a Portion of Village 4 FPP. Crime prevention is addressed through optimization of community interaction and street activity and a minimization of secluded areas



that could foster crime. City codes and policies will be implemented and enforced to minimize potential effects of hazardous substances.

#### **I. II.2.8.9 GROWTH MANAGEMENT**

*Goal:* Develop Otay Ranch villages to balance regional and local public needs, respond to market forces, and assure the efficient and timely provision of public services and facilities concurrent with need.

*Objective:* Coordinate the timing of the development of Otay Ranch villages to provide for the timely provision of public facilities, assure the efficient use of public fiscal resources and promote the viability of the existing and planned villages.

*Implementation:*

The SPA Plan will be developed in phases that balance market forces with the provision of the facilities, as identified by the Public Facilities Finance Plan.

#### **J. II.2.8.10 RESOURCE PROTECTION, CONSERVATION & MANAGEMENT**

*Goal:* Establishment of an open space system that will become a permanent preserve dedicated to the protection and enhancement of the biological, paleontological, cultural resources (archaeological and historical resources), flood plain, and scenic resources of Otay Ranch, the maintenance of long-term biological diversity, and the assurance of the survival and recovery of native species and habitats within the preserve, and to serve as the functional equivalent of the County of San Diego Resource Protection Ordinance (RPO).

*Objective:* Identify sensitive and significant biological, cultural, paleontological, agricultural, and scenic resources within Otay Ranch that require protection and/or management.

*Objective:* Preserve sensitive and significant biological, cultural, paleontological, flood plain, visual, and agricultural resources.

*Implementation:*

These goals and objectives will be met through compliance with the Otay Ranch RMP and Phase 2 RMP, by conveyance of property within the preserve to the Preserve Owner Manager at a ratio of 1.188 acres of preserve land for every acre of non-common development land and participation in the established CFD 97-2 to fund perpetual maintenance, management and monitoring of Preserve areas.

#### **Enhance and Restore Sensitive Resources**

*Objective:* Enhance, restore, and re-establish sensitive biological resources (species and habitats) in disturbed areas where the resources either formerly occurred or have a high potential for establishment.



*Implementation:*

Disturbed areas within the Otay Ranch Preserve may be enhanced and restored as determined by the Otay Ranch Preserve Owner/Manager (POM). In addition, impacts to MSS will be mitigated through implementation of mitigation measures requiring MSS enhancement/restoration.

**Wildlife Corridors**

*Objective:* Establish functional connections for onsite resources and integrate the Preserve into a larger regional system.

*Implementation:*

The SPA Plan maintains functional connections for onsite resources within the Otay River Valley and integrates the Preserve into the larger regional system through the conveyance of approximately 259.6 acres of land into the Preserve.

**Preserve Management and Maintenance**

*Objective:* Effectively manage the Preserve to protect, maintain, and enhance resources in perpetuity.

*Implementation:*

The SPA Plan will participate in CFD 97-2 to fund the perpetual maintenance, management and monitoring of Preserve areas.

**Resource Preserve Land Uses**

*Objective:* Identify permitted land uses within the Preserve.

*Implementation:*

The Otay Ranch RMP, as incorporated into the City of Chula Vista MSCP Subarea Plan, identifies permitted land uses within the preserve.

**Resource Preserve - Adjacent Land Uses**

*Objective:* Identify allowable uses within appropriate land use designations for areas adjacent to the Preserve.

*Implementation:*

Residential uses are proposed in areas adjacent to the Preserve. Residential uses will be separated from the Preserve by a 100-foot wide Preserve Edge. As required by the Resource Management Plan, a Village 3 North and Village 4 Preserve Edge Plan has been prepared.

**Regulatory Framework for Future Uses**

*Objective:* Provide a regulatory framework for future permitting by resource agencies and amendments to the RMP.

*Implementation:*

The SPA Plan will adhere to the regulatory framework established in the RMP and MSCP Subarea Plan.



### **Mineral Resources**

*Goal:* Encourage the completion of the extraction of mineral resources before conflicts with planned development could occur.

*Objective:* Extract mineral resources so as not to impair other conservation efforts.

*Implementation:*

Mineral extraction does not occur in the SPA Plan area. Mineral extraction is not planned in the SPA Plan area.

### **Soils**

*Goal:* Minimize soil loss due to development.

*Objective:* Identify development activities which present a large potential to create excessive runoff or erosion.

*Implementation:*

Landform grading, slope stabilization, vegetation protection, revegetation and other techniques will be employed to meet these goals and objectives.

### **Steep Slopes**

*Goal:* Reduce impacts to environmentally sensitive and potential geologically hazardous areas associated with steep slopes.

*Objective:* Research existing slope conditions prior to land development activities.

*Implementation:*

The SPA grading plan is based on a geotechnical study. The site grading creates terraces for development that follow the natural grade elevation change. Manufactured slope heights and forms are in conformance with City ordinances and policies.

### **Floodways**

*Goal:* Preserve floodways and undisturbed flood plain fringe areas.

*Objective:* Restore and enhance highly disturbed floodways and flood plains to regain former wildlife habitats and retain/restore the ability to pass 100-year flood flows.

*Objective:* Preserve floodways and undisturbed flood plain fringe areas in their natural state where downstream development will not be adversely affected.

*Implementation:*

The Otay River and Wolf Canyon floodplain and floodways will be preserved and enhanced if needed.

### **Visual Resources**

*Goal:* Prevent degradation of the visual resources.





*Objective:* Blend development harmoniously with significant natural features of the land.

*Implementation:*

The manufactured slopes will be contoured and vegetated to minimize visual impacts. The landscape plan for the SPA Plan area provides a transition between the natural landscape and the development area, subject to the MSCP. Preserve Edge Plan and Fire Protection Plan requirements.

**Energy Conservation**

*Goal:* Establish Otay Ranch as a “showcase” for the efficient utilization of energy resources and the use of renewable energy resources.

*Objective:* Reduce the use of non-renewable energy resources within Otay Ranch below per capita non-renewable energy consumption in San Diego County.

*Implementation:*

The design of the SPA Plan area encourages walking, bicycling and public transit use to lower energy consumption. Air Quality and Water Conservation Plans for the SPA Plan area contribute to efficient use of resources.

**Land Use**

*Objective:* Provide land use patterns and project features which result in the conservation of non-renewable energy resources .

*Implementation:*

The land use pattern and relationship to surrounding land uses promote walking and cycling as alternatives to more energy consumptive automobile use. The Water Conservation Plan and landscape design promote efficient water use.

**Water Conservation**

*Goal:* Conserve water during and after construction of Otay Ranch.

*Objective:* Reduce CWA water use within Otay Ranch to a level that is 75% of County-wide, 1989 per capita levels.

*Objective:* Create a comprehensive framework for the design implementation and maintenance of water conserving measures, both indoor and outdoor.

*Objective:* Develop an extensive water restoration and recycling system throughout the developed areas of Otay Ranch.

*Objective:* Investigate traditional and non-traditional uses for reclaimed water and identify potential restraints for reclaimed water use.

*Objective:* Comply with the water conservation standards and policies of all applicable jurisdictions.



*Implementation:*

The SPA Plan development will adhere to the provisions of the Water Conservation Plan prepared for the project.

**Astronomical Dark Skies**

*Goal:* Preserve dark-night skies to allow for continued astronomical research and exploration to be carried out at the County's two observatories, Palomar Mountain and Mount Laguna.

*Objective:* Provide lighting in heavily urbanized areas of the Otay Valley Parcel which ensures a high degree of public safety.

*Objective:* Provide lighting in less urbanized areas, which helps to preserve county-wide dark-night skies, and is consistent with more rural lighting standards prevalent in non-urbanized areas of San Diego County.

*Implementation:*

Lighting within the SPA Plan area will adhere to City and County ordinances and standards and requirements of the Preserve Edge Plan, as well as MSCP Adjacency Guidelines

**Agriculture**

*Goal:* Recognize the presence of important agricultural soils both in areas subject to development and within the preserve.

*Objective:* Encourage effective utilization of agricultural soils located within the Preserve.

*Implementation:*

Agricultural practices have ceased in the SPA Plan area. Erosion control measures will be implemented to protect soil erosion.



## **Otay Ranch Village 3 North and a Portion of Village 4**

# **Planned Community District Regulations**

**Adopted December 2, 2014**

**By Resolution No. 2014-234**

**By Ordinance No. 3330**

**DECEMBER 2, 2014**



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## ***I. General Provisions***

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## **A. PURPOSE & SCOPE**

The Village 3 North and a Portion of Village 4 Planned Community District Regulations are intended to:

- Protect and promote the public health, safety and welfare of the people of the City of Chula Vista.
- Safeguard and enhance the appearance and quality of development in the Village 3 North and a Portion of Village 4 Sectional Planning Area (SPA) of the Otay Ranch General Development Plan (GDP) area.
- Provide the social, physical and economic advantages resulting from comprehensive and orderly planned use of land resources.
- Ensure the SPA Plan is prepared and implemented in accordance with the Otay Ranch GDP.
- Implement the Chula Vista General Plan for the East Area Plan.
- Promote the orderly planning and long term phased development of Village 3 North and a Portion of Village 4 of the Otay Ranch GDP area.
- Establish conditions which will enable the SPA to exist in harmony within the larger Otay Ranch community.

## **B. PRIVATE AGREEMENTS**

The provisions of this ordinance are not intended to abrogate any easements, covenants, or other existing agreements which are more restrictive than the provisions contained within this ordinance.

## **C. CONFLICTING ORDINANCES**

Whenever the provisions of this ordinance impose more, or less, restrictive regulations upon construction or use of buildings and structures, or the use of lands/premises than are imposed or required by other ordinances previously adopted, the provisions of this ordinance or regulations promulgated hereunder shall apply.





## D. ESTABLISHMENT OF ZONING DISTRICTS

In order to classify, regulate, restrict and separate the use of land, buildings and structures, and to regulate and limit the type, height and bulk of buildings and structures in the various districts, and to establish the areas of yards and other open space areas abutting and between buildings and structures, and to regulate the density of population, the Village 3 North and a Portion of Village 4 SPA is hereby divided into the following Zoning Districts:

**Table 1 - Village 3 North and a Portion of Village 4 SPA Zoning Districts Definitions**

SYMBOL	GENERAL DESCRIPTION
SF-4	Single Family Four: District which permits single family detached housing at densities < 11 units/acre.
RM-1	Residential Multi-Family One: District which permits housing ranging from 11 to 18 units/acre including small lot single family detached, alley, duplex, townhouse, row house, courtyard/cluster and stacked flats product types.
RM-2	Residential Multi-Family Two: District which permits attached housing at densities 18+ units/acre.
MU-1	Mixed Use/Residential: District within the Village Core which permits neighborhood-serving commercial uses with residential above/behind. Transfer of residential uses into this district may be permitted above or connected to the commercial uses.
CPF	Community Purpose Facility: District which permits uses established pursuant to the Community Purpose Facilities requirements of the P-C Planned Community Zone.
MU-2	Commercial/Mixed use: District which permits office and commercial uses such as, but not limited to, professional offices and service commercial within a village core, and limited amounts of restaurant and retail shops.
O	Office: District which permits office and flexible use buildings.
I	Industrial: District which permits industrial, light



SYMBOL	GENERAL DESCRIPTION
	manufacturing, warehousing, flexible use buildings, and public utilities. Very limited amounts of restaurant, retail and office oriented use are also permitted.
P	Parks: District which permits allowable open space and park uses including community parks, neighborhood parks, pedestrian parks, town squares, and private parks.
OS-1	Open Space One: District which permits developed or usable open space and park uses, and may include naturalized open space.
OS-2	Open Space Two: District which permits natural, undisturbed and/or restored open space which is part of the Otay Ranch Preserve.

### **Adoption of Zoning Districts Maps**

Land Use Districts and boundaries are established and adopted as shown, delineated and designated on the Exhibit 1, Village 3 North and a Portion of Village 4 Zoning District Map. This map, together with all notations, references, data, district boundaries and other information thereon, are made a part of the Village 3 North and a Portion of Village 4 SPA Plan and adopted concurrently herewith. The boundaries are intended to align with physical and legal features such as property boundaries, top or toe of slopes, and streets. Refinements to these boundaries are expected during the detail planning and design phases and will not require an amendment providing the refinement does not alter the intent.

## **E. DEFINITIONS OF TERMS**

For the purposes of this ordinance, certain words, phrases and terms used herein shall have the meaning, assigned to them by Title 19 – Zoning & Specific Plans of the City of Chula Vista Municipal Code. The following additional definitions are provided specifically for the Village 3 North SPA:

**Accessory Second Unit:** An independent residential living area, also commonly referred to as a "Granny Flat", is an accessory use to a primary single family residential use, with cooking facilities and bath, that occupies the same single family detached lot as the main



residence, and is intended to provide affordable rental housing in single family detached neighborhoods.

California Room: The California room provides a transition from indoor to outdoor environments and may include options such as a built-in fireplace, pre-wired lighting or fan fixtures for comfort and entertaining. The California room is typically access through sliding doors at the rear or side of the home and the space acts as a transition to the backyard and the entertaining opportunities there. The area is notched into the main dwelling with a solid roof integral to the home. This area may be used to satisfy all or a portion of the Private Useable Open Space requirement, subject to Development Services Director review/approval.

Hollywood Drive: A driveway which leads to a garage located behind the front elevation of the main residence, often narrow and sometimes consisting of two paved driving strips with enhanced hardscape or turf between.

Porch: A structure attached to the front and/or side of the main dwelling, has a minimum of two open sides, is covered by a roof and oriented towards the street.

Semi-private Courtyard: An outdoor seating area that may project into the front yard setback, oriented to the house entry; and surrounded on three sides by either the building or low walls/fences.

Veranda: A roofed open structure attached to the exterior of a residence creating a wrap-around style porch, typically orienting to both the front and side streets of a corner lot. Said porch/veranda element will encroach into the sight distance triangle.

Neighborhood: A Neighborhood is a land use area identified on the Site Utilization Plan in the Specific Planning Area Plan (SPA) as a Parcel. References to Parcel or Neighborhood are interchangeable within the Village 3 North SPA Plan and its component documents.

When consistent with the context, words used in the present tense include the future; words in the singular number include the plural; and those in the plural number include the singular. The word "shall" is mandatory; the word "may" is permissive.

Any aspect of zoning regulation within Village 3 North SPA not covered by these district regulations or subsequent plan approvals shall be regulated by the applicable section of the Chula Vista Municipal Code (CVMC).

## ***II. Zoning District Map***

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This Chapter consists of the Zoning District Map for Village 3 North and a Portion of Village 4 included as Exhibit 1. The original, official Zoning Districts Map shall be kept on file with the City Clerk and shall constitute the original record. Copies of said map shall also be filed with the City Planning Department.

#### **A. DISTRICT BOUNDARIES**

The Zoning District boundaries shown on the map coincide with proposed streets, alleys or lot lines. Minor amendments to these boundaries resulting from the relocation of a boundary street, alley or lot line by the approval of a tentative or final subdivision map shall be incorporated in the Zoning Districts Map as an administrative matter.

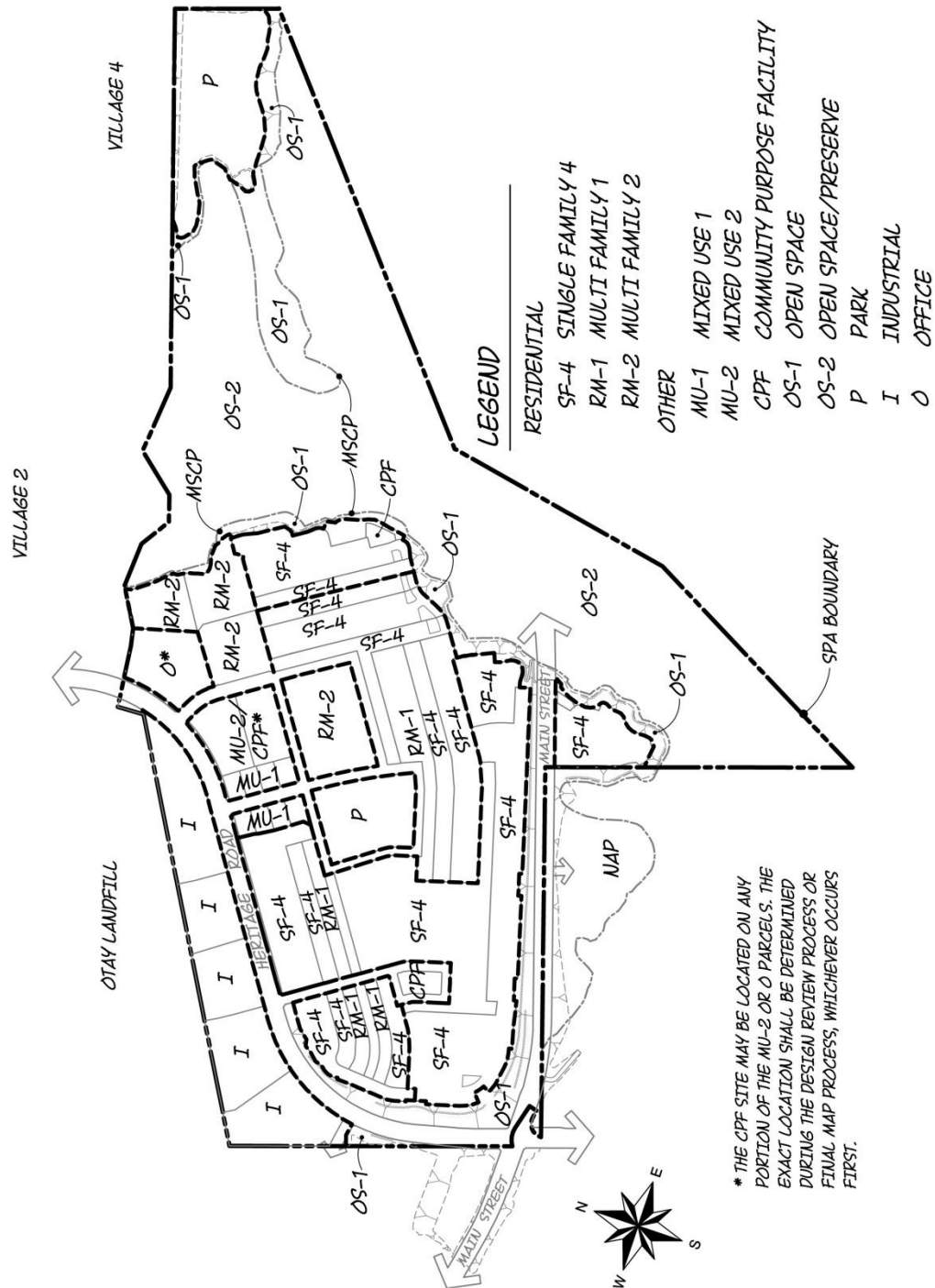


Exhibit 1  
 Village 3 North and a Portion of Village 4 Zoning District Map

### ***III. Residential Districts***

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## **A. PURPOSE**

The purpose of the Village 3 North Residential Districts is to achieve the following:

To implement the residential policies of the Otay Ranch General Development Plan.

- To reserve appropriately located areas for family living at a range of dwelling unit densities consistent with the Otay Ranch GDP and with sound standards of public health, safety and welfare.
- To ensure adequate light, air, privacy and open space for each dwelling unit.
- To minimize the effects of traffic congestion and to avoid the overloading of public services and utilities by phasing construction of buildings in relation to the land area around them and available infrastructure.
- To protect residential properties from noise, illumination, unsightliness, odors, smoke and other objectionable influences.
- To facilitate the provision of utility service and other public facilities commensurate with anticipated population, dwelling unit densities and service requirements.

## **B. RESIDENTIAL DISTRICT CATEGORIES/INTENT**

Two basic residential unit types are anticipated in the Village 3 North: small lot single family detached homes and attached/multi-family homes. One single family land use districts, SF-4, is utilized to distinguish single family detached neighborhoods from multi-family attached neighborhoods. Two attached/detached multi-family districts are also established, RM1 and RM-2. The RM-1 district is intended to accommodate small lot single family detached and attached and multi-family units ranging from duplexes to townhouses, as well as innovative detached housing products, falling in the range of 11 to 18 dwelling units per acre (du/ac). The typical housing product in the RM-2 district is expected to have stacked units and group parking which would be expected at densities greater than 18 dus/ac. The Otay Ranch General Development Plan authorizes small lot single family detached in multi-family designations.



## C. PERMITTED AND CONDITIONAL USES

The matrix of land uses on the following pages indicates the relative permissive status using the following symbols:

- "P" = Permitted.
- "C" = Permitted subject to Conditional Use Permit.
- "A" = Permitted subject to Administrative Approval.
- "N" = Use Not Permitted.

**Table 2 – Permitted Use Matrix – Residential Districts**

<b>Residential Uses:</b>	<b>SF-4</b>	<b>RM-1</b>	<b>RM-2</b>
Single-family dwelling, detached	P	P	A
Single-family dwelling, attached	A	P	P
Mobile home which is certified under the National Mobile Home Construction and Safety Standards Act of 1974 on individual lots	P	P	P
Group residence or residential dwelling, operated by an organization, association or individual with a paid professional staff, uses may include, but are not limited to, boarding or rooming homes, dormitories and retirement homes	N	C	C
Multiple dwellings (3 units and above)	N	P	P
Townhouse dwellings	N	P	P
Accessory Second Unit (see Accessory Use Section)	P	P	N
All types of horticulture	P	P	P
Agricultural crops	A	A	A
Community garden	A	A	A
Daycare center and nursery schools	N	N	C
Essential public services, including but not limited to: library, museum, park, public works facility and other civic uses.	A	A	A
Family daycare home, large (subject to Section 19.58.147 CVMC – Uses: Family Daycare Homes, Large)	A	A	A
Public safety facility such as police or fire station	A	A	A
Public utility and public service sub-stations, reservoirs, pumping plants and similar installations	P	P	P



<b>Residential Uses:</b>	<b>SF-4</b>	<b>RM-1</b>	<b>RM-2</b>
Private educational facilities, including but not limited to: elementary schools, secondary and high schools and adult schools.	C	C	C
Recreation facility less than 2 acres in size	A	A	A
Recreation facility over 2 acres in size	C	C	C
Private or Common Useable Open Space /Recreation Facility	P	P	P
Home occupations (subject to "Home Occupations" Section)	A	A	A
Model homes (subject to Temporary Uses Section)	A	A	A
Accessory uses and accessory buildings customarily appurtenant to a permitted use (subject to Section 19.58.20 CVMC – Uses: Accessory Building)	P	P	P
Other temporary uses as prescribed in Temporary Uses Section	A	A	A
Temporary tract offices and tract signs (subject to Temporary Uses Section)	A	A	A
Unclassified uses (subject to Chapter 19.54 CVMC – Unclassified Uses)	C	C	C

## **D. RESIDENTIAL PROPERTY DEVELOPMENT STANDARDS**

### **1. Design Goals, Principals, and Guidelines**

The residential property development standards are intended to implement specific design goals and principles established in the Otay Ranch GDP. The intent of the GDP village concept land use goals are to “produce a cohesive pedestrian friendly community that encourages non-vehicular trips and fosters interaction amongst residents.” To implement this goal, the land use policies encourage a pedestrian scale and a pedestrian friendly village environment.

Pedestrian-oriented development in residential neighborhoods has several basic components. In single-family neighborhoods, homes may be located closer to the sidewalk and have pedestrian-oriented features such as porches, courtyards and other seating areas to promote interaction between neighbors and provide focus on the street. “Veranda” style porches on corner lots, balconies and semi-private courtyards further promote this interaction.



The appearance of garage doors fronting on the street should be minimized through a variety of design solutions. For example, living space in residences can be located forward of the garage on a lot so that the view from the street is the architectural design of the building, not the garage door. The pedestrian street experience is enhanced by limiting curb cut widths, thereby reducing driveway paving and increasing landscaping across the front of the residential lots. “Hollywood” driveways are another recommended design solution. Hollywood driveways are often narrow (sometimes consisting of two pavement strips separated by turf or decorative landscape) and lead to garages that are deeply recessed behind the front elevation of the residence.

Entries to the residences should be visible from the street and must have strong architectural features facing the street that enhance the pedestrian experience. Walkways that provide direct access from the front door to the sidewalk instead of the driveway emphasize the pedestrian orientation of the house to the street. Side street entry garages separate the pedestrian-oriented front of the house from the auto entrance. In some neighborhoods, access to garages is provided from 20’ wide alleys, improving the streetscape by eliminating garages along front elevations.

Multi-family neighborhoods surrounding the Village Core must be designed to enhance the Core as a focal point, discourage use of automobiles and create a “walkable,” inviting environment, both within and outside the boundaries of the development. Pedestrian-oriented features include orienting the front doors toward the streets, plotting the buildings so garages are not visible from the public or commonly used streets; integrating strong, well designed pedestrian connections to the public or commonly used streets and adjacent trail systems; providing well designed, inviting common usable open space areas and unique, yet compatible, architecture.

These design features are intended to apply to both single-family and multi-family developments. The intent of PC District Regulations is to fully implement these types of design features for every neighborhood within the Village. For further understanding of these goals, refer to the Village Design Plan and the Master Precise Plan(s).

## **2. General Standards**

The general standards found in this section are based on the Otay Ranch General Development Plan. Where the Specific Standards



listed below are silent on an issue, the Zoning Administrator is authorized to define a standard based on the Otay Ranch GDP, the Chula Vista General Plan, Zoning Ordinance, Design Manual and/or Landscape Manual, as may be appropriate. Site planning for multi-family neighborhoods adjacent to the Preserve are subject to MSCP adjacency guidelines, the Preserve Edge Plan and Fire Protection Plan. Any uses proposed within the 100' Preserve Edge will be reviewed in conjunction with the Major Design Review process and are subject to review and approval of the Development Service Director.

### **3. Specific Standards**

The following Property Development Standards shall apply to all land and buildings, other than accessory buildings, permitted in their respective residential land use district. The use of the symbol "DR" indicates that the standard is established through Zoning Administrator (ZA) approval or the Design Review process.

Dimensions and standards are minimums, and minor variations may be permitted subject to Administrative Design Review or tract map approval. Lot widths and depths are typical minimums but may vary slightly with irregularly shaped lots and site-specific conditions. Refer to Section 9 Administrative Procedures, for further information regarding processing requirements.

The GDP/SPA Plan identifies the school as having an alternative land use of Residential.



<b>Table 3 – Property Development Standards – Residential Districts</b>				
	<b>Land Use Districts</b>			
	<b>SF-4</b>	<b>RM-1</b>	<b>RM-2</b>	<b>Notes</b>
<b>Lot Criteria</b>				
Minimum Lot Area (Square Feet)	2,400	DR	DR	Lot sizes within SF-4 may be reduced with Design Review approval.
Maximum floor area to lot area ratio (FAR)	DR	DR	DR	
Minimum Lot Depth (Feet)	60	DR	DR	
<b>Minimum Lot Width (Feet)</b>				
Measured at setback line	40	DR	DR	Lot width may be reduced for alley and z-lot plans.
Flag lot street frontage	20	DR	DR	20' Private Driveways may serve up to six residences.
Knuckle or cul-de-sac street frontage	20	DR	DR	
<b>Building Heights</b>				
Maximum Building Height (feet)	35	45 3-story max	60 3-story max	
<b>Yards &amp; Setbacks</b>				
<b>Minimum Front Yard Setback (Feet)</b>				
To side entry (swing in) garage with or without residential above	10	DR	DR	
To main residence	7 (min)	DR	DR	
To garage	Either 7 or min 17			
To porch, patio, entry feature, or veranda	4	DR	DR	Minimum 66%, depending on number of models, shall have at least one pedestrian oriented feature (see Page 23).
To semi-private courtyard	3	DR	DR	
To front entry garage	17	DR	DR	Or minimum front yard setback must be 7' exactly
<b>Minimum Side Yard Setback (Feet)</b>				
To adjacent residential lot	3.25	DR	DR	May be reduced for Zero Lot Line or Z Lot concepts.
Distance between detached residences	6.5	DR	DR	May be reduced to zero for certain building types. Refer to Village Design Plan.
To porch, patio or veranda on corner lot	4	DR	DR	Measured from back of sidewalk.



<b>Table 3 – Property Development Standards – Residential Districts</b>				
	<b>Land Use Districts</b>			
	<b>SF-4</b>	<b>RM-1</b>	<b>RM-2</b>	<b>Notes</b>
<b>Minimum Rear Yard Setback (Feet)</b>				
To main residence	5	DR	DR	Five foot setback may only apply to 50% of the lot. Minimum 15 foot setback applies to 50% of the lot. Second story (and above) may project 3 feet into rear yard setback where Rear Yard setback is a minimum of 10'.
To garage off an alley	4	DR	DR	Second story (and above) may project 2 feet into rear yard setback.
<b>Parking Spaces per Unit – See Parking Regulations below</b>				

#### **4. Pedestrian Oriented Features**

Sixty six percent (66%) of all homes within single family detached neighborhoods (SPA Neighborhoods) shall have at least one of the following pedestrian oriented features: porch, veranda, porch/veranda combination, and/or semi-private courtyard or any alternative pedestrian oriented feature of a similar character approved by the Zoning Administrator. Additional models shall include at least one pedestrian oriented feature, such as; a balcony, gateway, trellis, porte-cochere, featured window, or any alternative pedestrian oriented feature of a similar character that is approved as a part of Design Review.

Each of the minimum porch/veranda sizes in the table outlined below shall be defined as Sitting Area and shall be free and clear of any structural supports or other building forms. Porch setbacks shall be measured to the clear area rather than the structural supports.

##### **a. Porches**

All porches shall be oriented towards the street. Porches shall not be enclosed. Porches shall be provided at the following schedule according to lot width measured at the front setback:





**Table 4 -Required Porch Size**

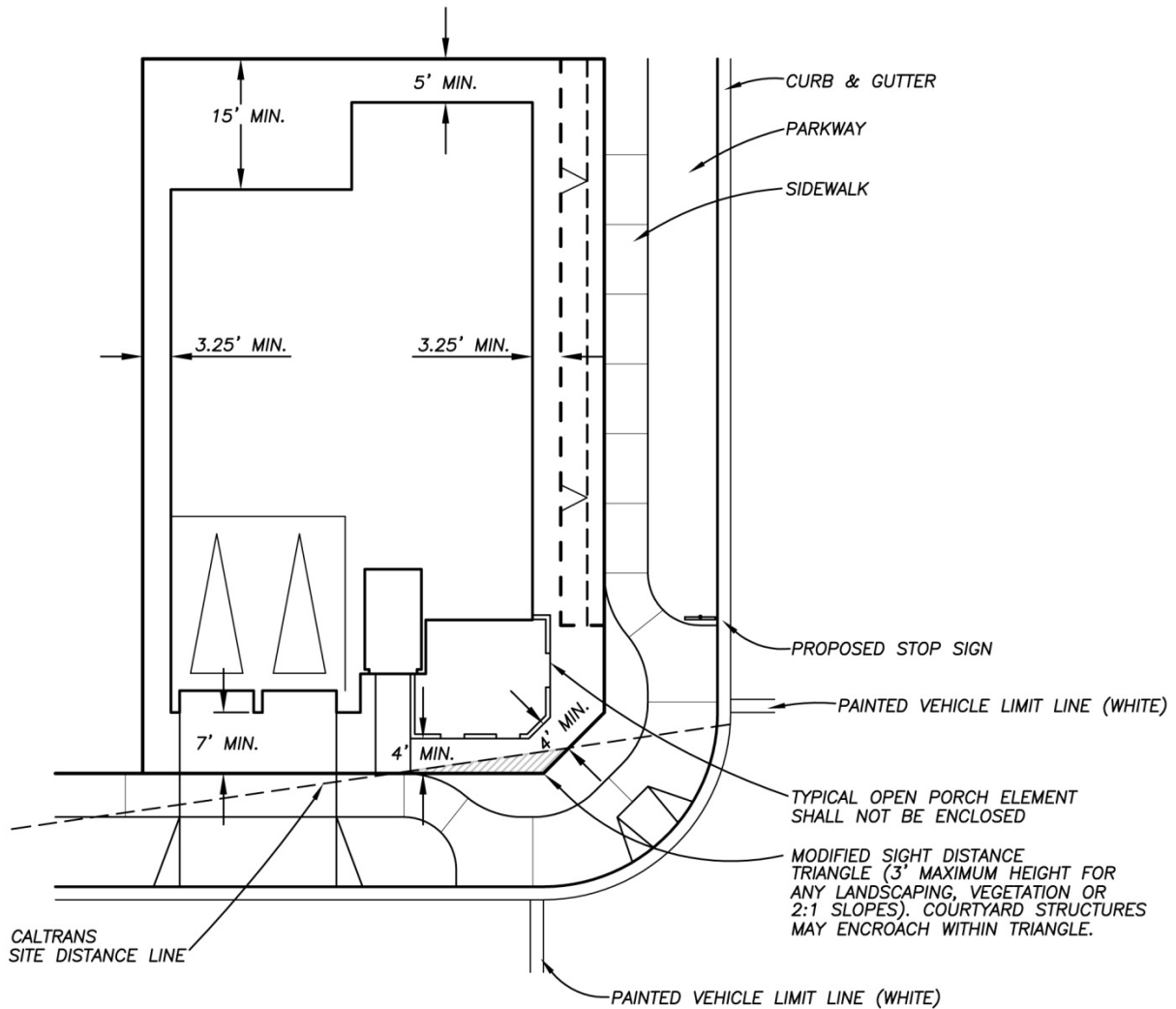
<b>Minimum Neighborhood Lot Width (Pad Width)</b>	<b>Minimum Porch Size<sup>1</sup></b>
Less than 40 feet <sup>2</sup>	60 square feet (6 foot clear minimum dimension)
40 – 60 feet <sup>4</sup>	60-70 square feet (6 foot clear minimum dimension)

Exhibits 2 and 3 depict the sight distance conditions and requirements for homes plotted on corner lots.

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<sup>1</sup> Dimension shall be free and clear of obstructions.

<sup>2</sup> Alley corner lots 5' clear dimension on porch or veranda side elevation.



NOT TO SCALE

## Exhibit 2 Typical SF-4/RM-1 Lot Design at Corner Lot

NOTE: Porch must be open with walls no higher than 42". Sight distance based on CALTRANS standard.

Not to Scale

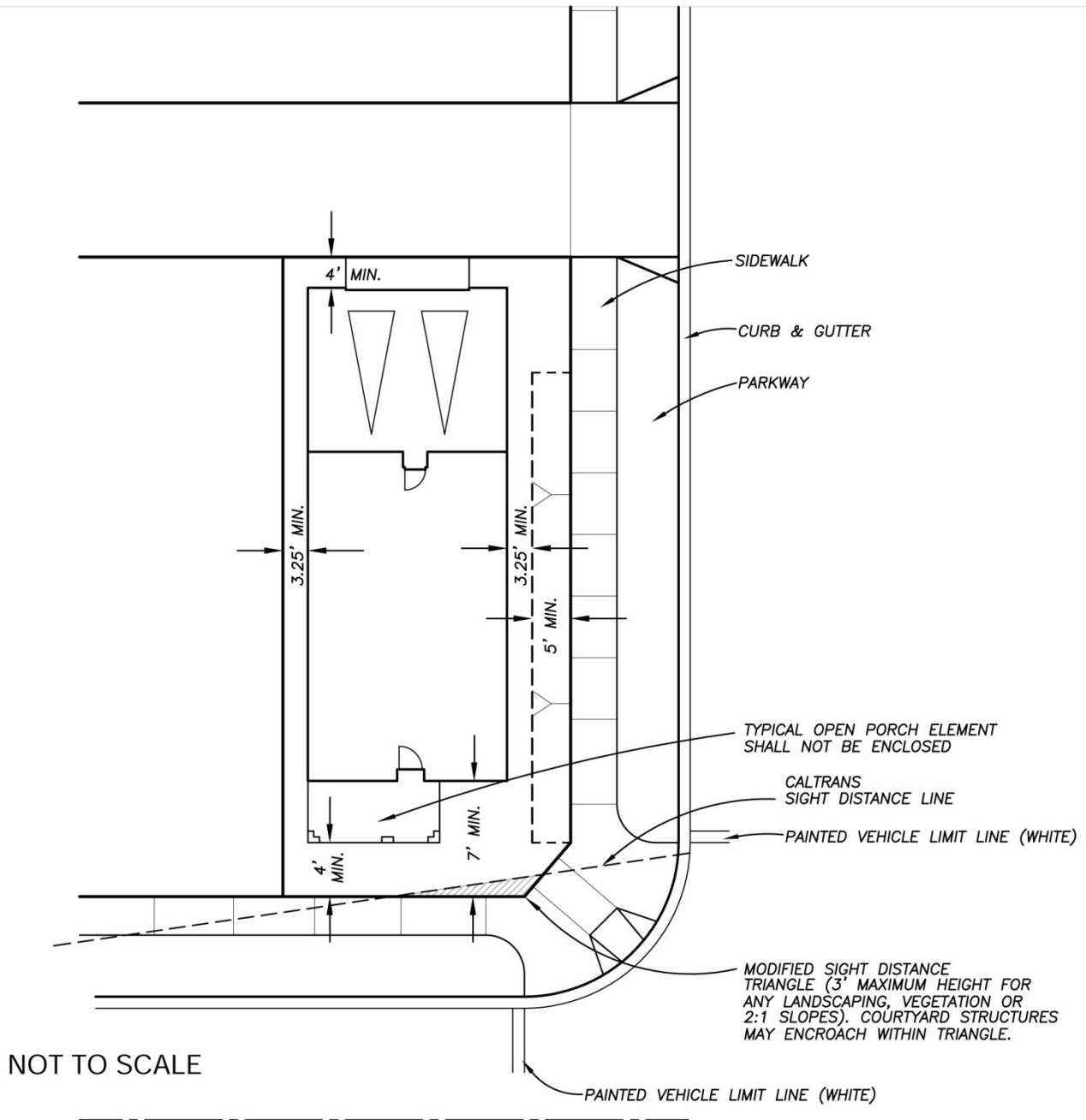


Exhibit 3  
**Typical Alley Lot at Corner (RM-1)**

NOTE: Porch must be open with walls no higher than 42". Sight distance based on CALTRANS standard.

Not to Scale



b. Verandas

On at least sixty six percent (66%) of corner lots in the SF-4 Land Use District, Veranda wrap-around style porches are required where the elevation of the house pad is less than 3 feet from the adjacent pedestrian walk. Verandas shall have the same minimum dimensions as found in the above table for porches.

c. Balconies

Balconies shall be oriented to view and be viewed from the pedestrian circulation system whenever possible. If balconies are intended to satisfy the requirement to provide private useable open space, they shall have a minimum dimension of six (6) by ten (10) feet clear and shall be parallel to the front property line, unless located on a flag or cul-de-sac lot. Balconies may be located over the first floor or may project into the front yard setback up to three (3) feet or into the side yard no more than 50% of the setback dimension. Smaller balconies are encouraged in single family homes as architectural features.

d. Semi-Private Courtyards

A semi-private courtyard is an outdoor area in a single family detached home with usable seating area similar to a porch with no dimension less than six feet clear; oriented to the house entry; and surrounded on three sides by either the building, elevation change, or low walls/fences. Semi-private courtyards shall be designed such that they are an architecturally significant element of the front elevation of the house. It shall open on the street side and incorporate strong architectural styling that emphasizes the pedestrian entry over the garage and driveway. Courtyard walls may be up to 42" in height.

e. California Room

The California room provides a transition from indoor to outdoor environments and may include options such as a built-in fireplace, pre-wire lighting or fan fixtures for comfort and entertaining. The California room is typically accessed through sliding doors at the rear or side of the home and the space acts as a transition to the backyard and the entertaining opportunities there. The area is notched into the main dwelling with a solid roof integral to the home. California Rooms must be 50% open or have moveable, transparent walls/windows that open to the rear and/or side yard. Any proposal to vary from this openness requirement is subject to review and approval of the



Development Services Director. California Rooms may be used to satisfy all or a portion of the Private Useable Open Space requirement, subject to Development Services Director review/approval.

f. Featured Window

Large picture windows, bay windows and glass-paneled doors oriented towards the street provide a sense of openness and a visual connection between the interior living space and the street. This visual connection enhances neighborhood security and provides an indoor seating option to porches, verandas, and courtyards. The window/doors should be proportional in scale to the wall plane and no less than four feet in width.

g. Gateways, Trellises, Porte-cocheres

Gateways, trellises, porte-cocheres and similar architectural elements may be used to designate residential entries. Such features should be visually distinctive and may be free standing or attached to the residence.

## 5. **Maximum - Floor Area Ratio**

The maximum building area for each lot shall be as permitted in Table 3. The maximum floor area for single-family detached and attached products shall be permitted by percentage of floor area to lot area (Floor Area Ratio - FAR). Homeowner additions shall be permitted only where consistent with these standards on an individual lot basis. The following are excluded from FAR calculations:

- The first 300 square feet of a covered rear yard patio (open on two sides). A patio of up to 300 square feet shall be permitted on each residential lot within setbacks described in Table 3. Any square footage above 300 square feet shall count toward the FAR. Any portion of a covered patio over 300 square feet that exceeds the FAR shall not be permitted;
- The first 400 square feet of the garage shall not count toward the FAR;
- Architectural features on single family homes which constitute non-usable floor space such as fire places, media niches or book shelf areas on exterior walls,



eaves, awnings, chimneys, balconies, stairways, bay windows, wing walls, etc., shall not be included in building area calculations;

- Porches, verandas, balconies, patios, California Rooms architectural projections and semi-private courtyards shall not count toward the FAR;
- To encourage diversity in design, the FAR shall be flexible. To achieve this, the FAR for each neighborhood shall be determined through the Design Review process.

## **6. Open Space**

### **a. Private Useable Open Space Definition**

Adequate usable outdoor areas intended for daily family activities such as children's play areas and areas for outdoor gathering, dining, landscaping and gardening. Private Useable Open Space must meet the following requirements:

- Porches and balconies with minimum dimension of 6 feet and minimum area of 60 square feet.
- Private fenced yards with no dimension less than 10 feet (side yard, rear yard or front courtyard locations permitted)
- Generally level (< 5% grade)
- Landscaped front yards
- Yard areas with minimum dimensions less than 6 feet, driveways and pedestrian paths do not qualify
- California Rooms per requirements on Page 22.

### **b. Common Useable Open Space Definition**

Open space areas (including Private Open Space) that are amenities to the surrounding community in addition to required public parkland. Common useable open space shall meet following criteria:

- Within ¼ mile of the residences to be served



- Consist of large, meaningful areas that are not fragmented by unrelated uses or improvements
- Developed with recreational uses, including both passive (landscaping) and active amenities (tot lots, picnic areas, etc.)
- No dimension less than 10 feet
- Generally level (< 5% grade)

c. Single Family Detached

For single family lots in the SF-4 and RM-1 zones larger than 3,000 square feet, a minimum of 750 square feet of private usable open space (with a private fenced area no less than 15% of the lot area) shall be provided.

For single family lots in the SF-4 and RM-1 zones less than 3,000 square feet, a minimum of 750 sq. ft. of combined common and private usable open space for each unit shall be provided, as follows:

- A minimum 350 square feet of private usable open space shall be provided per lot
- The remaining 400 square feet of required open space may be provided as either common or private usable open space. However, in all cases, each development shall provide an adequate amount of common usable open space in one area or in multiple areas to the satisfaction of the Director of Development Services during the site plan approval process.
- A proposal for meeting the open space requirements for single family lots shall be submitted to the City in conjunction with the Minor Design Review process and shall be subject to review/approval of the Development Services Director. Open space requirements shall be calculated on a per-lot basis. If open space requirements are not met on individual lots, a consolidated CUOS site shall be provided within  $\frac{1}{4}$  of the neighborhood/neighborhoods to meet the neighborhood's /neighborhoods' open space obligation which may impact residential lots designated on the Village 3 North tentative map.



d. Multi Family Attached

For multi-family attached units in the RM-1 and RM-2 zones, Private Useable Open Space shall be provided as follows:

- 60 square feet for each 1 bedroom unit
- 80 square feet for each 2 bedroom unit
- 120 square feet for each 3 bedroom unit
- 20 additional square feet for each additional bedroom over 3

Common Useable Open Space (CUOS) shall be provided as follows:

- For multi-family attached units in the RM-1 zone, (11-18 DUs/ac) a minimum of 300 square feet per unit shall be provided.
- For multi-family attached units in the RM-2 zone (18+ DUs/ac), a minimum of 200 square feet per unit shall be provided.
- For multi-family attached units in the RM-2 zone (18+ DUs/ac), a minimum of 200 square feet of combined Private and Common Useable Open Space shall be provided.

**7. Site Plan Review for Residential Districts**

Notwithstanding the property development standards listed herein, development within any land use district may be approved with specific site standards through the Site Plan and Design Review process. See Section XI Administrative Procedures.

**8. Model Home Complexes**

Model homes, their garages, parking lots and private recreation facilities are temporary uses and may be used as offices for the first sale of homes within a recorded tract and subsequent similar tracts utilizing the same architectural designs, subject to the regulations of the City of Chula Vista governing said uses and activities. Unless otherwise determined by the Zoning Administrator, an administrative Conditional Use Permit and administrative Design Review shall be required for model home sites. Refer to Special Uses and Conditions, Section X for specific requirements for subdivision sales offices. At





the discretion of the Zoning Administrator, the Conditional Use Permit may be referred to the Planning Commission or the Design Review application to the Design Review Committee, respectively, for a decision. Otherwise, administrative procedures shall be used.

#### **9. Building Elevations**

A minimum of three front elevations shall be provided for each floor plan on all single-family detached residential housing. Elevations for any accessory second units (granny flats) shall be submitted at the same time as elevations for the main structure for administrative Design Review.

#### **10. Architectural Projections**

Architectural features on single family homes which constitute non-usable floor space such as fire places, media niches or book shelf areas on exterior walls, eaves, awnings, chimneys, balconies, stairways, bay windows, wing walls, etc., shall not be included in building area calculations and shall not extend more than 50% into any required setback in accordance with Section III, herein.

On houses with a trellis over a “Hollywood drive”, the trellis may be as close as 10’ behind the sidewalk and encroach no more than 50% into a side yard.

#### **11. Energy Conservation Features**

The City of Chula Vista requires all SPA Plans to include an Air Quality Improvement Plan. As detailed in the “Village 3 North and a Portion of 4 Sectional Planning Area Plan Energy Conservation Plan,” homes within the SPA area must exceed California 2008 Title 24 Energy Efficiency Standards by 15%.

### **E. ACCESSORY BUILDINGS, STRUCTURES AND USES**

Accessory uses and accessory buildings customarily appurtenant to a permitted use are allowed subject to the requirements of Section 19.58.020 CVMC (Uses: Accessory Buildings).

Accessory buildings and structures, except accessory second units, attached or detached, used either wholly or in part for living purposes, shall meet all of the requirements for location of the main structure as



constructed or required by the district, whichever is less restrictive, except as herein provided:

- a. Enclosed accessory buildings or open structures attached to the main building are subject to approval by the Zoning Administrator. Such accessory buildings shall not be allowed to encroach into required setbacks; except as otherwise permitted herein.
- b. Detached accessory structures are subject to the approval of the Zoning Administrator and shall meet the setback requirements of the main building, for the front and street side yard areas.
- c. Detached accessory structures may be located within an interior side yard or rear yard, provided that such a structure is located no closer than five feet (5') to an interior side or rear lot line and is at least six feet (6') from the main structure, and does not exceed one story in height.
- d. Open structures may be allowed to encroach into the rear yard setback subject to the approval of the Development Services Director. The design and type of open structure will be determined by the Development Services Director.
- e. Attached and detached accessory buildings and open structures are permitted pursuant to the site plan and architectural review requirement specified in Section XI. Implementation & Administration.
- f. A covered rear yard patio of up to 300 square feet shall be permitted on each residential lot. Any square footage above 300 square feet shall be added to the total building area and count toward the FAR. Any portion of a covered rear yard patio over 300 square feet that exceeds the FAR shall not be permitted.
- g. Architectural features which constitute non-useable floor space such as fire places, media niches or book shelf areas on exterior walls, eaves, awnings, chimneys, balconies, stairways, wing walls, etc. up to twelve (12') feet in length may project not more than fifty percent (50%) into any required side yard setback not more



than four (4') feet into any required front or rear yard setback, if non-combustable, per Fire/Building Code.

Accessory Second Units as defined in Section I herein are permitted subject to the following requirements:

**1. Design Requirements**

- a. Size: 400 sq. ft. minimum to 650 sq. ft. maximum (studio to one bedroom maximum)
- b. Setbacks: Same as for a garage.
- c. Kitchen and Bath Facilities: Must have independent kitchen and bath facilities.
- d. Entry: Must have a separate entry from that of main residence.
- e. Common Walls: Living area of the Accessory Second Unit may not abut the living area of the main residence without air space separation and sound proofing. A closet, garage, or similar separation may be used as adequate separating space and sound proofing between the living areas of an Accessory Second Unit and the Main Residence. An Accessory Second Unit abutting the main residence on more than two sides is prohibited.
- f. Yard or Balcony: A balcony (30 sq. ft. minimum) or an assigned fenced or unfenced yard area (no less than 40 sq. ft.) shall be provided.
- g. FAR: Area of an Accessory Second Unit shall not be included in the FAR calculations.

**2. Operational Requirements**

- a. Mail & Address: May assign separate address, utility metering and mailbox.
- b. Contract: An Accessory Second Unit may not be sold independent of the main residence, nor have any rental term, including pre-specified options for renewal, in excess of three years.



## **F. WALLS & FENCES**

In any required front yard adjacent to a street, the wall, fence, or hedge shall not exceed forty-two inches in height, except as provided herein:

1. Walls, fences, or hedges not more than six feet in height (measured from the top of the slope) may be maintained along, the interior side or rear lot lines, provided that such wall, fence, or hedge does not extend into a required front yard or side yard setbacks adjacent to a street, except as required by a site specific noise study or as shown on the Wall and Fencing Plan in the Village Design Plan. Corner cut-off shall be provided whenever necessary for line-of-sight visibility and safety and may be adjusted to accommodate "veranda" porches required on corner lots, as depicted in Exhibits 2 - 4.
2. Walls, fences or hedges adjacent to a driveway or street providing vehicular access to an abutting lot or street shall not exceed forty-two inches in height within the front yard setback area of the lot. Walls in the front yard setback shall be no closer than three feet to the back of front sidewalk. Corner cut-offs may be required to maintain a reduced height in special circumstances for safety and visibility as determined by the City Engineer.
3. Fiberglass, bamboo sheeting, chain link, chicken wire or similar temporary material shall not be permitted as a fencing material. Plexiglass is permitted for view purposes subject to approval of the Zoning Administrator.
4. Walls adjacent to corner lot side yards shall be constructed of masonry or stucco in accordance with community fencing standards. Where view fencing is appropriate, fencing consisting of wrought iron or a combination of masonry and wrought iron may be utilized. Wood fences are prohibited in this location.
5. Noise barriers in excess of eight feet in height shall consist of a wall and berm combination. The wall height in this combination barrier shall not exceed eight and one-half (8.5) feet with the remaining portion of the overall height constructed through berming.



6. A minimum three (3) foot wide clear, level area shall be maintained between a wall and top of slope where abutting publicly maintained open space.
7. A two and one-half (2.5) foot retaining wall may be combined with a six (6) foot free-standing wall for a total maximum height of eight and one-half (8.5) feet. Where combined retaining and freestanding walls would exceed the maximum allowable height, a minimum of two (2) foot horizontal separation shall be provided between wall elements.
8. No rear yard retaining wall shall be greater than six (6.0) feet in height. If a second retaining wall is utilized, the minimum horizontal separation between the two walls shall be four and one half (4.5) feet.

#### **G. RESIDENTIAL SIGN REGULATIONS**

No sign or outdoor advertising structure shall be permitted in any residential district except as provided in the Sign Regulations, Special Uses and Conditions section and the Comprehensive Sign Regulations section of this document.

All signage will also comply with the Village 3 North Planned Sign Program that shall be prepared subsequent to SPA Plan approval.

#### **H. PERFORMANCE STANDARDS**

The following performance standards shall be met in all Residential Districts:

##### **1. Equipment**

Air conditioners, antennas, satellite dishes, ham radio antennas, solar panels, heating, cooling, ventilating, equipment and all other mechanical lighting, or electrical devices shall be operated and located to not disturb the peace, quiet and comfort of neighboring residents. The location of such equipment shall require the prior approval of the Zoning Administrator. This equipment shall be screened, shielded and/or sound buffered from surrounding properties and streets. All equipment shall be installed and operated in accordance with all other applicable ordinances. Heights of said equipment shall not exceed the maximum height of the zone in which they are located.



## **2. Landscaping**

Front and exterior side yards requiring landscaping shall consist predominantly of trees, plant materials, ground cover and decorative rocks, except for necessary walks, drives and fences. Drought tolerant landscaping is encouraged. All required landscaping shall be permanently maintained in a healthy and thriving condition, free from weeds, trash and debris. Landscaping requirements shall be met by either builder or developer installation, or for single-family development, by requiring through CC&Rs or other restrictions that individual homeowners install their front yard landscaping within one year of occupancy.

## **3. Utilities**

All utility connections shall be coordinated with the site's architectural elements so as not to be exposed, except where required by utility provider. Pad-mounted transformers and/or meter box locations shall be included in the site plan with any appropriate screening treatment as approved by each utility provider. Power lines and cables, except for temporary use, shall be installed underground. The Landscape Master Plan shall include a utility plan, prepared by a professional utility consultant, outlining the exact type and location of above-ground utility boxes, cabinets, etc.

## **4. Exterior Noise**

The acceptable outdoor noise exposure level, measured at the receiving property line, for each residential district is given below. (See Section 19.68.030 CVMC – Performance Standards and Noise Control: Exterior Noise Limits for definitions and additional details.) It should also be noted that as a matter of practice, the City of Chula Vista also implements the noise compatibility guidelines and CNEL thresholds of the City of San Diego.



**Table 5 Exterior Noise Limits**

<b>Receiving Land Use District</b>	<b>7 a.m. to 10 p.m.</b>	<b>10 p.m. to 7 a.m.</b>
SF4	55 dBA	45 dBA
RM 1, RM2	60 dBA	50 dBA

i. Note: environmental noise value is  $L_{eq}$  in any hour and nuisance noise value is not to be exceeded at any time.

## **5. Interior Noise**

No person shall operate or cause to operate, any source of sound, or allow the creation of any noise which causes the noise level, when measured inside a neighboring receiving dwelling unit to exceed the limits as follows:

**Table 6 Interior Noise Limits**

<b>Time Interval</b>	<b>1 Min. in 1 Hour</b>	<b>5 Min. in 1 Hour</b>
7 a.m. to 10 p.m.	50 dBA	45 dBA
10 p.m. to 7 a.m.	40 dBA	35 dBA

## **6. Energy Conservation**

Buildings shall be located on the site to provide adjacent buildings adequate sunlight for solar access, when practical. Buildings should be designed to minimize energy consumption requirements, including, but not necessarily limited to, conservation considerations such as window placement, eave coverage, dual glazing and insulation. More information is provided in the Village 3 Air Quality Improvement Plan.

## **7. Parked Vehicles**

In any residential zone, the parking of motorized and non-motorized vehicles shall be subject to the following requirements:

No motorized or non-motorized vehicle shall be parked, stored or kept in the front yard, except in the driveway or on a paved area adjacent to the driveway.

If motorized or non-motorized vehicles are parked, stored or kept on the lot, other than as permitted above, they must be for the resident's or a guests personal use. No storage or display of



vehicles for sale by a motor vehicle dealer is permitted in a residential driveway or on a residential street.

## **8. Special Standards - RM Districts**

All attached multi-family projects in the RM districts are subject to the Design Review Process.

In the RM Districts, including the conversion of apartments to condominiums where permitted, the following performance standards shall be met:

- a. Masonry walls or fences six feet in height, from the highest finished grade, shall be required where needed for noise attenuation as shown on the Wall and Fencing Plan in the Village Design Plan or as required by a site specific noise study.
- b. When SF residential districts are adjacent to the RM-2 district, a minimum of fifteen feet of landscaped area shall be provided between such uses. Parking or common trash receptacles may be permitted within this area, subject to Design Review.
- c. Conveniently located common laundry facilities shall be provided for units which do not have individual hook-ups.
- d. Conveniently located and well-screened enclosures for trash and recyclables shall be provided for all dwelling units, unless provided for each unit. Projects shall conform to the City's solid waste and recycling guidelines.
- e. Recreational vehicle (including campers, boats and trailers) parking areas fully screened from view of the development shall be provided in all multi-family developments or these developments shall prohibit all parking of recreational vehicles.
- f. Lockable, enclosed storage shall be provided in the carport area; storage substitutions may be approved by the Zoning Administrator.

Mailbox kiosks shall be conveniently located and distributed throughout the complex.



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#### ***IV. Mixed Use Districts***

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## **A. PURPOSE**

Commercial uses in the SPA Plan area are concentrated in the Village Core area which is intended to function as the social, commercial and activity center for the village as mandated in the Otay Ranch GDP. In order to serve this function, mixed commercial/residential, public and quasi-public and Community Purpose Facility uses, as well as purely commercial uses are permitted in the Village Core Districts.

The Mixed Use/Village Core Districts are included in the Planned Community District Regulations to achieve the following:

1. To provide areas for office uses, retail stores and service establishments offering commodities and services required by residents of the village or adjacent villages.
2. To provide an opportunity for mixed use and quasi-public community support facilities.
3. To encourage mixed use and residential uses concentrated for the convenience of the public and for a more mutually beneficial relationship to each other.
4. To provide adequate space to meet the needs of modern commercial activity, including off-street parking and loading areas.
5. To protect village core properties from noise, odor, smoke, unsightliness, and other objectionable influences incidental to industrial uses.
6. To promote high standards of site planning, architectural and landscape design for office and commercial developments within the City of Chula Vista.

## **B. PERMITTED AND CONDITIONAL USES**

The matrix of land uses on the following pages indicates the relative permissive status using the following symbols:

- “P” = Permitted.
- “C” = Permitted subject to Conditional Use Permit
- “A” = Permitted subject to Administrative approval.
- “N” = Use Not Permitted.



A use not listed shall be subject to a use determination by the Zoning Administrator to determine substantial conformance with the purpose, intent and goals of this SPA Plan.

**Table 7 Permitted Use Matrix – Mixed Use**

	LAND USE DISTRICT	
	MU-1	MU-2
<b>Administrative and Professional Services:</b>		
Business & professional office	P	P
Financial institution or office	P	P
Medical, dental & health services	A	P
Real estate sales office	P	P
<b>General Commercial Uses:</b>		
Antique shop (no outdoor storage)	P	P
Apparel store	P	P
Appliance store, including repair (no outdoor storage)	P	N
Art, music and photographic studio and supply store	P	P
Arcade and electronic games (subject to Section 19.58.40 CVMC – Uses: Amusement and Entertainment Facilities)	C	N
Athletic and health club	P	P
Automobile and/or truck services, sales, rental agencies, car wash (subject to Property Development Standards)	C	N
Bakery - retail	P	P
Barber and beauty shop	P	P
Bicycle shop, non-motorized	P	P
Blueprint and photocopy services	P	P
Books, gifts and stationery store	P	P
Candy store and confectioner	P	P
Carwash (subject to Section 19.58.060 CVMC – Uses: Automobile Car Wash Facilities)	C	N
Catering establishment	P	N
Cleaners	P	P
Cocktail lounge, bar or tavern, including, related entertainment	C	C
Commercial recreation facilities not otherwise listed	C	C
Electronics store, including sales and repair	P	N



**Table 7 Permitted Use Matrix – Mixed Use**

	LAND USE DISTRICT	
	MU-1	MU-2
Equipment rental (enclosed in building)	P	N
Fast food restaurants with drive-in or drive-through (subject to Section 19.58.120 CVMC – Uses: Drive-in Establishments)	C	N
Feed and tack store (no outside storage); (subject to Section 19.58.175 CVMC – Uses: Hay and Feed Stores)	P	N
Florist shop	P	P
Food store, market, drug store	P	P
Furniture store	P	P
Gasoline service station (subject to Section 19.58.280 CVMC – Uses: Service Station)	C	N
Hardware store	P	P
Hobby shop	P	P
Hotel or motel (subject to Section 19.58.210 CVMC – Uses: Motels and Hotels)	P	N
Janitorial services/supplies	P	N
Jewelry store	P	P
Junior department or department store, discount or membership department store	C	N
Kiosk, including photo sales, located in parking lot	A	A
Laundry (coin-operated)	P	P
Liquor store	C	N
Mortuary	N	N
Motorcycle sales and services, including motorized bicycles (subject to Property Development Standards)	A	N
Newspaper and magazine store	P	P
Nursery or garden supply store in enclosed area	P	N
Office suites, general	P	P
Office supplies/stationery store	P	P
Parking facilities (commercial) (subject to Section 19.58.230 CVMC – Uses: Parking Lots and Public Garages)	C	C
Pharmacy	P	P
Printing shop	P	P



**Table 7 Permitted Use Matrix – Mixed Use**

	LAND USE DISTRICT	
	MU-1	MU-2
Recycling drop-off bins	A	N
Restaurant with entertainment and serving alcoholic beverages	C	C
Restaurant with incidental serving of beer/wine but without cocktail lounge, bar, entertainment or dancing	A	C
Restaurant, coffee shop, delicatessen	P	P
Retail store or shop	P	P
Sign painting shop (enclosed building)	P	P
Snack bar or refreshment stand contained within a building	P	P
Stamp and/or coin shop	P	P
Swimming pool supply store	P	N
Television, stereo, radio store, including sales and repair	P	N
Temporary uses as prescribed in Temporary Use Section	P	P
Theater, movie or live shows	C	N
Tire sales and service	C	N
Travel agency	P	P
Veterinary office and/or animal hospital	C	C
Video rental stores	A	A
<b>Residential Use:</b>		
Mixed-use residential units over commercial or attached to storefront use	P	N
Multi-Family attached units within the Village Core <sup>1</sup>	P	N
<b>Public and Semi-public Uses:</b>		
Day nursery, daycare school or nursery school (for-profit or non-profit)	C	N
Educational institution	C	N
Essential public services, including but not limited to: library, museum, park, public works facility, post office and other civic use as determined by the Zoning Administrator	C	N
Group care facility and/or residential retirement hotel	C	N
Hospital, medical care facilities	C	N

<sup>1</sup> Residential parking may be located within adjacent mixed-use parcels, subject to Design Review Approval.



**Table 7 Permitted Use Matrix – Mixed Use**

	LAND USE DISTRICT	
	MU-1	MU-2
Libraries	P	P
Public safety facility such as police or fire station	A	A
Public utility and/or public service sub-station, reservoir, pumping plant and similar installation	C	C
Public or private recreational facilities, including but not limited to: tennis and swim clubs, basketball, racquetball and handball courts. Sites 2 acres or less in size are subject to Administrative review only	C/A	N
Other Community Purpose Facility uses per CVMC Chapter 19.48 (P-C – Planned Community)	C/A	C/A
<b>Home Occupations:</b>		
Home occupations subject to the provisions of Home Occupations Section of these regulations	P	N
<b>Other Uses:</b>		
Unclassified uses (subject to Section 19.54 CVMC)	C	C
Accessory Uses	P	P

## C. ACCESSORY USES AND BUILDINGS

Accessory uses and accessory buildings customarily appurtenant to a permitted use are allowed subject to the requirements of Section 19.58.020 CVMC – Uses: Accessory Buildings.

## D. SIGN REGULATIONS

Sign regulations are provided in Section IX, Comprehensive Sign Regulations. All signage will also comply with the Village 3 North Planned Sign Program that shall be prepared subsequent to SPA Plan approval.

## E. PROPERTY DEVELOPMENT STANDARDS

The property development standards that shall apply to all land and buildings permitted in the Village Core Districts shall be those indicated on an approved Design Review application pursuant to Section 19.14.420 *et. seq.* CVMC (Site Plan and Architectural Approval Purpose – Prerequisite for Certain Uses).





An approved Master Precise Plan, the contents of which are to be determined by the Zoning Administrator, will be required for all areas in the Village Core. The master precise plan shall be prepared for the entire village core area and updated with each significant new project. This master precise plan will establish specific design districts within the village core and may further limit the location of certain uses (*e.g.*, fast food, auto repair, *etc.*). This master precise plan shall be prepared in accordance with the Village 3 North SPA Plan, Village Design Plan and City standards.

#### **F. STREET PARKING & LOADING FACILITIES**

The requirements for off-street parking and loading are provided in Section VIII.

#### **G. OUTDOOR STORAGE**

Except where otherwise approved on a site plan, outdoor storage and/or sales areas shall be entirely enclosed by solid walls not less than six feet in height to adequately screen outdoor storage areas. Stored materials shall not be visible above the required walls.

#### **H. TRASH STORAGE**

1. All projects shall conform to the City's "Recycling and Solid Waste Planning Manual (Section 19.58.340 CVMC – Uses: Recycling and Solid Waste Storage)."
2. Trash areas shall be kept neat and clean.
3. The precise location of any trash area(s) shall be approved on the site plan.
4. The trash enclosure shall be permanently maintained.

#### **I. WALL REQUIREMENTS**

A six-foot (6') high minimum solid masonry wall subject to the provisions of Section 19.58.150 CVMC (Uses: Fences, Walls and Hedges) may be erected along the property line to separate any village core district from adjacent residential districts unless it is determined that such a wall is not necessary or another design is more appropriate on an approved site plan.



Noise barriers in excess of eight and one half feet (8.5') in height shall consist of a wall and berm combination. The wall height in this combination barrier shall not exceed eight and one half feet with the remaining portion of the overall height constructed through berming.

## **J. LANDSCAPE**

Required front and street side yards shall be landscaped. Said landscaping shall consist predominantly of plant materials except for necessary walks and drives. All planting and irrigation shall be in accordance with the City Landscape Manual and Landscape Water Conservation Ordinance. All required landscaping shall be permanently maintained in a healthy and thriving condition, free from weeds, trash and debris.

## **K. PERFORMANCE STANDARDS**

1. Commercial within Village Core zoning districts shall comply with the provisions of Chapter 19.66 Performance Standards and Chapter 19.68 Performance Standards and Noise Control, CVMC.
2. All ground mounted mechanical equipment, including heating and air conditioning units, shall be completely screened from public view and surrounding properties by use of a wall or fence, or shall be enclosed within a building. No material or equipment so screened shall have a height greater than that of the enclosing wall, fence or building. Structural and design plans for any screening required under the provisions of this section shall be approved by the Zoning Administrator.
3. All roof appurtenances including, but not limited to, air conditioning units, and mechanical equipment shall be shielded and architecturally screened from view from on-site parking areas, adjacent public streets and residential uses within the Village Core.
4. Reciprocal ingress and egress, circulation and parking arrangements shall be required to facilitate the ease of vehicular movement between adjoining properties.



5. All light sources shall be shielded in such a manner that the light is directed away from streets or adjoining properties. Illuminators should be integrated within the architecture of the building. The intensity of light at the boundary of any Village Core District shall not exceed seventy-five foot-lamberts from a source of reflected light.
6. All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed to public view except where required by utility provider. Pad mounted transformers and/or meter box locations shall be included in the site plan with an appropriate screening treatment such as berms, walls and/or landscaping.
7. There shall be no emission on any site, for more than one minute in any hour, of air contaminants which, at the emission point or within a reasonable distance of the emission point, are as dark or darker in shade as that designated as No. 1 on the Ringelman Chart as published by the United States Bureau of Mines Information Circular #7718.
8. No use shall be permitted which creates odor in such quantities as to be readily detectable beyond the boundaries of the site.
9. Buildings should be located on the site to provide adjacent buildings adequate sunlight for solar access when practical. Buildings should be designed to minimize energy consumption, including but not necessarily limited to the following conservation measures:
  - South facing windows
  - Eave coverage for windows
  - Earth berming against exterior walls
  - Deciduous shade trees on southerly or westerly orientations
  - Refer to the Village Design Plan for additional design guidelines and criteria
10. Co-generation



11. All development shall be reviewed and required to conform to the Development and Redevelopment Projects Storm Water Management Standards/Requirements of the City of Chula Vista.
12. Pursuant to the California Green Building Standards Code Section A5.106.4.3, the Project is to provide changing/shower facilities per the following requirements. For buildings with over 10 tenant occupants, provide changing/shower facilities for tenant occupants only in accordance with Table A5.106.4.3 (below) or document arrangements with nearby change/shower facilities

Number of Tenant Occupants	Shower/Changing Facilities Required	2 Tier (12" x 15" x 72") Personal Effects Lockers Required <sup>1 &amp; 2</sup>
0–10	0	0
11–50	1 unisex shower	2
51–100	1 unisex shower	3
101–200	1 shower stall per gender	4
Over 200	1 shower stall per gender for each 200 additional tenant-occupants	One 2-tier locker for each 50 additional tenant-occupants
<sup>1.</sup> One 2-tier locker serves two people. Lockers shall be lockable with either padlock or combination lock.		
<sup>2.</sup> Tenant spaces housing more than 10 tenant occupants within buildings sharing common toilet facilities need not comply; however, such common shower facilities shall accommodate the total number of tenant occupants served by the toilets and include a minimum of one unisex shower and two 2-tier lockers.		

Reference: CALGreen Table A5.106.4.3

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## *V. Industrial and Office Districts*

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## **A. PURPOSE**

Industrial and Office uses in Village Three North are intended to provide for a high-quality working environment and to achieve a harmonious mixture of land uses. Activities are intended to promote employment opportunities in manufacturing, service, research and development, engineering and wholesale trade. The Industrial and Office Districts are included in the Planned Community District Regulations to achieve the following:

1. To reserve appropriately located areas for business and industrial use and protect those areas from intrusion by dwellings and other non-harmonious uses.
2. To protect residential and commercial uses from noise, odor, smoke, light intrusion, truck traffic and other objectionable influences incidental to Industrial/Business Park uses.
3. To promote sufficient open space around industrial structures to protect them from hazard and to minimize the impact of industrial operations on nearby residential or commercial districts; and
4. To minimize traffic congestion and avoid overloading utilities by restricting construction of buildings of excessive size in relation to the amount of land around them.

The Business Park Manufacturing Service District (BP) is intended as an area for modern industrial, research, and administrative facilities which can meet high performance or development standards.

## **B. PERMITTED AND CONDITIONAL USES**

The matrix of land uses on the following pages indicates the relative permissive status using the following symbols:

- “P”= Permitted.
- “C” = Permitted subject to Conditional Use Permit
- “A” = Permitted subject to Administrative approval.
- “a” = Permitted Accessory Use to a Permitted or Conditional Use.
- “N” = Use Not Permitted.





A use not listed shall be subject to a use determination via by the Zoning Administrator to determine substantial conformance with the purpose, intent and goals of this SPA Plan.

**Table 8 - Permitted Use Matrix - Business Park District**

	LAND USE DISTRICT	
	I	O
<b>Manufacturing:</b>		
Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared typical materials such as canvas, cellophane, cloth, cork, felt, fiber, fur, glass, leather, paper (no milling), precious or semi-precious stones or metals, plaster, plastics, shells, textiles, tobacco, wood and yarns; novelty items (not including fireworks or other explosive type items).	C	N
Electrical and related parts; electrical appliances, motors and devices; radio, television, phonograph and computers; electronic precision instruments; medical and dental instruments; timing and measuring instruments; audio machinery; visual machinery; cosmetics, drugs, perfumes, toiletries and soap (not including refining or rendering of fat or oils).	C	N
Furniture upholstery	C	N
Rubber and metal stamp manufacturing	C	N
Laboratories; chemical	C	N
Laboratories; dental, electrical, optical, mechanical and medical	P	P
Bottling Plants	P	N
Cement products manufacturing	N	N
Pharmaceuticals; laboratories and manufacturing	P	P
<b>Storage and Wholesale Trades:</b>		
Mini-storage, public storage and storage warehouses	P	N
Moving and storage firms	P	N
Building materials and lumber storage yards and/or contractors' yards	C	N
Building equipment storage, sales, rentals	C	N
Automobile fleet storage	C	N
Trailer, truck or bus terminal	C	N
Nursery (growing, sales & distribution)	P	N
<b>Services:</b>		
Cleaning and dyeing plant	N	N
Distributors, showrooms and automobile offices	P	N
<b>Commercial/Retail Uses</b>		
<b>Eating and drinking establishments:</b>		
Bars	C	N
Restaurants, coffee shops, delicatessens without alcoholic beverages	A	A
Snack bars, take-out only; refreshment stands within a building	P	A
Fast food restaurants with drive-in or drive-through	C	N
Furniture sales; new and used (no outdoor sales or displays)	P	N
Gasoline dispensing and/or automobile service station	C	N
Kennels	C	N



**Table 8 - Permitted Use Matrix - Business Park District**

	LAND USE DISTRICT	
	I	O
Heliports	C	N
Motels, hotels and convention centers	C	N
Newspaper publishing, printing, and distribution, general printing and lithography	P	N
Offices, business, medical, professional, real estate and research	P	P
Retail commercial/mixed use/entertainment	N	P
Mobile Home which is certified under the National Mobile Home Construction and Safety Standards Act of 1974 on individual lots	P	N
<b>High-Technology Uses:</b>		
Research, development and manufacturing of advanced technology products (such as but not limited to systems, subsystems, components, peripherals and accessories), inclusive of prototype and experimental products, utilized in the fields of aerospace, avionics, computers, electronics, advanced materials, defense industries, communications, energy and environmental systems, transportation, telecommunication, optics/laser, fiber optics, optoelectrics, video, imaging, magnetics, oceanography, and other related fields.	P	P
<b>Bio-Technical Uses:</b>		
Research, development and manufacturing of health care, food safety, nutrition, agriculture productivity and industrial and environmental improvement products, inclusive of prototype and experimental products involving use of organic, chemical, and biological processes.	P	P
<b>Bio-Medical Uses:</b>		
Research, development and manufacturing of organic drug delivery systems and diagnostic and therapeutic products, inclusive of prototype and experimental products, utilized in the field of medical care.	P	P
<b>Public and Semi-Public Uses:</b>		
Day nurseries, day care schools and nursery schools	N	N
Post offices and post office terminals	C	N
Public utility pumping stations, equipment building and installation	A	N
Public utility service yards	C	N
Educational institutions, public or private including vocational schools	C	N
Community meeting or recreation facilities	C	C
Public safety facility such as a police or fire station	A	A
Group facility and/or residential retirement hotel	C	C
Senior care and recreation	C	C
Social and human services	C	C
Services for the homeless	C	C
Services for the military	C	C
Worship, spiritual growth and development	C	C
Recycling drop-off center	C	C
Theater, movie or live show	N	C
<b>Temporary Uses:</b>		
Temporary uses as described in Temporary Use section of these regulations.	P	P



## C. ACCESSORY USES AND BUILDINGS

Accessory uses and accessory buildings customarily appurtenant to a permitted use are allowed subject to the requirements of Chapter 19.58 CVMC (Uses).

## D. SIGN REGULATIONS

Sign regulations are provided in Section X, Comprehensive Sign Regulations. All signage will also comply with the Otay Ranch Business Park and Office Planned Sign Program that shall be prepared subsequent to SPA Plan approval.

## E. PROPERTY DEVELOPMENT STANDARDS

The property development standards that shall apply to all land and buildings other than accessory buildings authorized in this District. Any legal lot may be used as a building site, except no building permit shall be issued for any lot having a lot size less than 6,000 square feet.

## F. GENERAL REQUIREMENTS

The following requirements are minimums unless otherwise stated:

Table 9 – Property Development Standards – Industrial and Office Districts			
	Land Use District		Notes
	I	O	
Lot Criteria			
Minimum Lot Size	½ Acre	6,000 Sq. Ft.	
Front Setback (in feet)	10 Feet	10 Feet	Increased setback shall be provided for buildings over 30’ in height, subject to Design Review.
Side Setback (in feet)	15 Feet	15 Feet	
Public Street Setback (in feet)	10 Feet	10 Feet	
Rear Setback (in feet)	10 Feet	10 Feet	May be reduced to zero (0) with Site Plan approval. For the purpose of this provision.
Building Height, maximum	35 feet or 2 stories, whichever is less	40 Feet or 3 Stories, whichever is less	Height limit for buildings may be increased subject to project specific Design Review.
Lot Coverage (percent, net)	70%	60%	



## **G. PARKING FACILITIES**

The requirements for off-street parking are provided in Section IX.

1. Any parking lot for five or more vehicles shall include a landscape strip, ten (10) feet minimum width, between the parking area and the public right-of way. This strip shall effectively screen the parking lot from the public right-of-way to a minimum height of 4 feet. Screening berms and walls may be incorporated into the design.
2. A minimum of 10% of the interior of any parking area shall be devoted to landscaping, in addition to the required 10 foot landscape area described above.
3. Shade trees shall be planted at the perimeter and within the parking lots to reduce heat and glare and soften the appearance of the parking lot. One tree for every ten (10) parking stalls is recommended.
4. Tree wells shall have a minimum inside dimension of 4 feet.
5. Planters, walls and fences shall have a protective 6-inch concrete curb to protect against damage to plants and irrigation heads. Planting areas that abut vehicle stalls shall have a minimum concrete paved strip 18 inches wide (including curb) to provide for access to and from parked vehicles. Appropriate paving should be used where pedestrians are likely to cross landscaped areas.
6. Protective concrete curbs or standard concrete wheel stops are required where walls and fences abut driveways and parking stalls.

## **H. LOADING AND DELIVERY FACILITIES**

1. Loading and delivery service areas shall be located and designed to minimize their visibility, circulation conflicts and adverse noise impacts to the maximum extent feasible.



2. Loading and delivery service areas shall be screened with portions of the building, architectural wing walls, freestanding walls and landscape planting.
3. Loading and delivery areas shall not be located in required setbacks and shall not be adjacent to residential uses.
4. Loading and unloading shall be accommodated entirely on site.

#### **I. OUTDOOR STORAGE**

Except where otherwise approved on a site plan, outdoor storage and/or sales areas shall be entirely enclosed by solid walls not less than six feet in height to adequately screen outdoor storage areas. Stored materials shall not be visible above the required walls.

#### **J. TRASH STORAGE**

1. All developments in the Business Park Districts shall comply with the City's "Recycling and Solid Waste Planning Guide."
2. Trash areas shall be kept neat and clean.
3. The precise location of any trash area(s) shall be approved on the site plan.
4. The trash enclosure shall be permanently maintained.
5. Wood fence enclosures may be substituted if acceptable to the Zoning Administrator.

#### **K. WALL REQUIREMENTS**

1. A six-foot (6') high minimum solid masonry wall subject to the provisions of Section 19.58.150 CVMC (Uses: Fences, Walls and Hedges) shall be erected along the property line to separate any Office District from adjacent residential districts unless it is determined that such a wall is not necessary or another design such as a landscaped slope is more appropriate on an approved site plan.



2. All fencing or walls shall provide a sight clearance distance as required by the City.
3. Fences or walls not exceeding eight and one-half (8 ½) feet in height may be located within a side or rear yard setback area.
4. Fences or walls not exceeding three and one-half (3 ½) feet in height may be located within a front or street side yard setback area.
5. All screening shall be a minimum of six (6) feet high with a maximum not to exceed twelve (12) feet.
6. Masonry walls visible from the public right-of-way shall be six (6) foot maximum height, compatible in materials and colors to the Otay Ranch theme wall design.
7. Fences and walls shall be designed to be compatible with on-site buildings in terms of color and/or materials.
8. Solid fences may be constructed of wood, brick, decorative block and stone, or framed stucco with decorative metal.
9. Open style fencing shall be constructed of wood, ornamental iron or other similar decorative material.
10. Open style fences shall be landscaped with vines, shrubs and /or trees to soften the appearance.
11. The use of vinyl coated chain link is only permitted along interior side and rear property lines where not visible from the public right-of-way.
12. Chain link, barbed wire, concertina wire or similar security devices are discouraged and are not acceptable in view of the public right-of-way.
13. All gates shall be constructed of solid view-obscuring material except vehicular gates.



## **L. LANDSCAPE**

1. Required front and street side yards shall be landscaped. Said landscaping shall consist predominantly of plant materials except for necessary walks and drives. All planting and irrigation shall be in accordance with the City Landscape Manual. All required landscaping shall be permanently maintained in a healthy and thriving condition, free from weeds, trash and debris.
2. A minimum 7-foot or larger landscape strip, including a 6" curb and 12" concrete strip, shall be provided between parking areas and the front portion of the building.

## **M. UTILITY AND MECHANICAL EQUIPMENT**

1. Utility and mechanical equipment (electric and gas meters, electrical panels, transformers and junction boxes) should be screened from view. All screening devices should be compatible with the architecture, materials and colors of adjacent structures.
2. No material or equipment so screened shall have a height greater than that of the enclosing wall, fence or building. Structural and design plans for any screening required under the provisions of this section shall be approved by the Zoning Administrator.
3. Transformers shall not dominate the streetscape. When transformers are required to be installed adjacent to the street, they shall be undergrounded, whenever possible.
4. All roof appurtenances including, but not limited to, air conditioning units, and mechanical equipment shall be shielded and architecturally screened from view from on-site parking areas, adjacent public streets and residential uses.

## **N. PERFORMANCE STANDARDS**

1. Commercial/Retail land uses within Business Park District shall comply with the provisions of Chapter 19.66 Performance Standards and Chapter 19.68 Performance Standards and Noise Control, CVMC.



2. Reciprocal ingress and egress, circulation and parking arrangements shall be required to facilitate the ease of vehicular movement between adjoining properties.
3. All light sources shall be shielded in such a manner that the light is directed away from streets or adjoining properties. Illuminators should be integrated within the architecture of the building. The intensity of light at the boundary of any Business Park District shall not exceed seventy-five foot-lamberts from a source of reflected light.
4. There shall be no emission on any site, for more than one minute in any hour, of air contaminants which, at the emission point or within a reasonable distance of the emission point, are as dark or darker in shade as that designated as No. 1 on the Ringelman Chart as published by the United States Bureau of Mines Information Circular #7718.
5. No use shall be permitted which creates odor in such quantities as to be readily detectable beyond the boundaries of the site.
6. Buildings shall be located on the site to provide adjacent buildings adequate sunlight for solar access when practical. Buildings should be designed to minimize energy consumption, including but not necessarily limited to the following conservation measures:
  - a. Co-generation
  - b. South facing windows
  - c. Eave coverage for windows
  - d. Earth berming against exterior walls
  - e. Deciduous shade trees on southerly or westerly Orientations
  - f. Refer to the Village Design Plan for additional design guidelines and criteria





7. All development shall be reviewed and required to conform to the Storm Water Management Standards/Requirements of the City of Chula Vista. All projects shall meet the following minimum requirements to prevent or reduce primary and secondary pollutants of urban runoff to the Maximum Extent Practicable during the post construction phase of the project:
  - a. Incorporate the Water Quality and Watershed Protection Principles into the conceptual planning process, precise grading plans and site improvement plans for each development project.
  - b. Design the site to reduce overall imperviousness and directly connected impervious areas; maintain natural drainage courses in the storm water conveyance system; provide runoff storage measures dispersed uniformly throughout a site's landscape with the use of a variety of detention and retention practices and implements hydrologically functional landscape design and management practices.
  - c. Provide source control measures that prevent storm water contact with outdoor storage and trash collection areas; use the efficient irrigation and Integrated Pest Management Principles; education measures appropriate to the district.

Pursuant to the California Green Building Standards Code Section A5.106.4.3, the project is to provide changing/shower facilities per the following requirements:

For buildings with over 10 tenant-occupants, provide changing/shower facilities for tenant-occupants only in accordance with Table A5.106.4.3 (below) or document arrangements with nearby changing/shower facilities.



<b>Number of Tenant Occupants</b>	<b>Shower/Changing Facilities Required</b>	<b>2 Tier (12" x 15" x 72") Personal Effects Lockers Required <sup>1 &amp; 2</sup></b>
0–10	0	0
11–50	1 unisex shower	2
51–100	1 unisex shower	3
101–200	1 shower stall per gender	4
Over 200	1 shower stall per gender for each 200 additional tenant-occupants	One 2-tier locker for each 50 additional tenant-occupants
<sup>1.</sup> One 2-tier locker serves two people. Lockers shall be lockable with either padlock or combination lock.		
<sup>2.</sup> Tenant spaces housing more than 10 tenant occupants within buildings sharing common toilet facilities need not comply; however, such common shower facilities shall accommodate the total number of tenant occupants served by the toilets and include a minimum of one unisex shower and two 2-tier lockers.		

Reference: CALGreen Table A5.106.4.3

8. All development must comply with the University Villages Village 3 North and a Portion of Village 4 Fire Protection Plan and the Village 3 North & a Portion of Village 4 Preserve Edge Plan.

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## ***VI. Open Space & Parks District***

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## **A. PURPOSE**

This district is intended for open space, landscaping, recreation and public uses within the development area (outside of the Otay Ranch Preserve). Only those additional uses which are complementary to, and can exist in harmony with open space, park and recreation uses are permitted. There is no lot size limitation and it is intended that this district may be applied to a portion of a lot, provided that the remainder of the lot meets the requirements for the district which it is designated.

Open Space/Park District is included in the Planned Community District Regulations to achieve the following purposes:

1. Provide focal points for community and neighborhood activities.
2. Provide for public/quasi-public and recreational uses.
3. Promote natural community linkages among Otay Ranch villages.
4. Preserve, enhance and manage natural resources.
5. Preserve vistas and conserve viewpoint areas for the enjoyment of future generations.
6. Establish edges to help define communities.
7. Promote public health and safety.
8. Provide recreation and public use opportunities, such as trails and pathways.

## **B. PERMITTED & CONDITIONAL USES**

The matrix of land uses below indicates the relative permissive status using the following symbols:

- “P” = Permitted.
- “C” = Permitted subject to Conditional Use Permit
- “A” = Permitted subject to Administrative approval.
- “N”= Use Not Permitted.



**Table 10 Permitted Use Matrix - Open Space/Park Districts**

	LAND USE DISTRICT		
	P	OS-1	OS-2
<b>Agricultural Uses:</b>			
All types of horticulture	A	A	N
Arboreta - horticultural garden	A	A	N
Agricultural corps	A	A	N
Bicycle and Pedestrian Trails and Associated Signage	P	P	A
Community gardens	A	A	N
<b>Public and Semi-public Uses:</b>			
Essential public services, including but not limited to: schools, libraries, museums, public libraries, public works facilities, cultural arts, interpretive centers and other civic uses	A	N	P*
Facilities per Parks, Recreation, Open Space and Trails Master Plan	P	P	P
Commercial recreation	C	N	N
Unclassified uses	N	N	N
Temporary uses as prescribed in Section IX	P	N	N
Incidental concessions	A	N	N

\* Essential public facilities permitted per requirements of Chula Vista MSCP Subarea Plan, including planned and future facilities. Schools, libraries, public works facilities, cultural arts and other civic uses are considered non-utility uses and are not permitted.

## C. PROPERTY DEVELOPMENT STANDARDS

### 1. Site Planning

All development proposals in the Open Space/Park District shall be reviewed on a case-by-case basis to determine appropriate buffering and setbacks. All permanent signs, including any required signs (such as monument and dedication signage, *etc.*), shall be included in the review and specifically approved. Neighborhood and community-level signs included in the Village 3 North and a Portion of Village 4 SPA Plan shall be permitted in areas designated in the SPA Plan. Trail Signage shall meet the requirements of the Greenbelt Master Plan.



## **2. Landscaping**

All landscaping shall meet the requirements of the City of Chula Vista Landscape Manual and the Chula Vista Landscape Water Ordinance.

## **3. Accessory Uses & Buildings**

Accessory uses and accessory buildings customarily appurtenant to a permitted use are allowed subject to the requirements of Chapter 19.58 CVMC (Uses).

## **D. PERFORMANCE STANDARDS**

All uses in the Open Space/Parks district shall conform to the performance standards provided in Chapter 19.66 (Uses: Performance Standards) and 19.68 (Uses: Performance Standards and Noise Control) CVMC and other pertinent City ordinances and policies.

- Hiking and biking trails and related facilities, including signage, are permitted within the P and OS-1 land use districts and are permitted, subject to Administrative Approval, in the OS-2 land use district.
- All uses within the “P” land use district shall be subject to compliance with the following:
  - Village 3 SPA Plan, Chapter V, Parks, Recreation, Open Space and Trails Master Plan
  - City of Chula Vista Park Master Plan
  - Village 3 Preserve Edge Plan for parks located adjacent to the MSCP
- Signage shall be provided in areas adjacent to the MSCP to the satisfaction of the Development Services Director and/or Preserve Owner Manager.



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## ***VII. Community Purpose Facility Sites***

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## A. PURPOSE

The City of Chula Vista Municipal Code Section 19.04.055 (Definitions: Community Purpose Facility) defines “Community Purpose Facility” as “...a structure or site for certain non-profit assembly, or recreation purposes, as well as ancillary uses such as a parking lot within a planned community.”

CPF sites shall be developed pursuant to the provisions in CVMC Section 19.48.025. Any proposal to satisfy the CPF requirements in any manner other than the provision of land designated for CPF uses on the Zoning Districts Map (Exhibit 1), shall comply with the Alternative Compliance provisions of CVMC Section 19.48.025. Any proposal to reduce the amount of CPF required shall be subject to the Extraordinary Public Benefit provisions of CVMC Section 19.48.025.

## B. PERMITTED & CONDITIONAL USES

The matrix of land uses below indicates the relative permissive status using the following symbols:

- “P”= Permitted.
- “C”= Permitted subject to Conditional Use Permit
- “A” = Permitted subject to Administrative approval.
- “A” = Permitted accessory use to a permitted or conditional use.
- “N” = Use Not Permitted.

**Table 11 – Permitted Use Matrix Community Purpose Facility District**

Use	Land Use District -- CPF
<b>Public and Semi-Public Uses:</b>	
Recreation facilities (i.e. private swim clubs and parks) owned and maintained by non-profit organizations serving the local community (i.e. Little League ballfields)	P
Community meeting Facilities	C
Day nursery, daycare school or nursery school (for-profit)	C
Day nursery, daycare school or nursery school (non-profit)	C
Educational institution	C
Essential public services, including but not limited to, library, museum, public works facility, post office and other civic uses as determined by the Zoning	A



Use	Land Use District -- CPF
Administrator	
Group facility and/or residential retirement hotel	C
Public safety facility such as a police or fire station	A
Public utility and/or public service sub-station, reservoir, pumping plant and similar installation, except those regulated by the State of California	A
Worship, spiritual growth and development	C
<b>Schools ancillary to uses below:</b>	
Senior care and recreation	P
Social and human services	C
Services for the homeless	C
Services for the military	C
Worship, spiritual growth and development	P
Youth organizations	C
<b>General Commercial Uses:</b>	
Recycling drop-off center	a
Snack bar or refreshment stand contained within a building	a
Temporary uses as described in "Temporary Use Section:	P
Theater, movie or live show	A

## C. PROPERTY DEVELOPMENT STANDARDS

Property Development Standards for Community Purpose Facility sites shall be determined through the design review process.

## D. PERFORMANCE STANDARDS

1. Front and street side yards shall be landscaped. Said landscaping shall consist predominately of plant materials except for necessary walks and drives. All planting and irrigation shall be in accordance with the City's Landscape Manual and the Landscape Water Conservation Ordinance. All landscaping shall be maintained in a healthy thriving condition, free from weeds, trash and debris.



2. All ground mounted mechanical equipment, including heating and air conditions units and trash receptacle areas, shall be completely screened from surrounding properties by a wall or fence, or shall be enclosed within a building. No material or equipment so screened shall have a height greater than the enclosing wall, fence or building. Structural and design plans for any screening required under the provisions of this section shall be approved by the Development Services Director.
3. All roof appurtenances including, but not limited to, air conditioning units, and mechanical equipment shall be shielded and architecturally screened from view from on-site parking areas, adjacent public streets and residential uses within the Village Core.
4. Reciprocal ingress and egress, circulation and parking arrangements shall be required to facilitate the ease of vehicular movement between adjoining properties.
5. All light sources shall be shielded in such a manner that the light is directed away from streets or adjoining properties. Illuminators should be integrated within the architecture of the building, wherever possible.
6. All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed except where required by utility providers. Pad mounted transformers and/or meter box locations shall be included in the site plan with an appropriate screening treatment.
7. Except where otherwise approved on a site plan, outdoor storage areas shall be entirely enclosed by solid walls not less than six (6) feet in height to adequately screen outdoor uses. Stored materials shall not be visible above the required walls.
8. No use shall be permitted which creates odor in such quantities as to be readily detectable beyond the boundaries of the site.
9. Buildings shall be located to provide adjacent buildings adequate sunlight for solar access when practical. Buildings should be designed to minimize energy



consumption through the placement of windows, eave coverage, dual glazing and insulation.

10. Criteria and standards for design and hours of operation shall be addressed during review of the Conditional Use Permit, when required, and/or the Site Plan.
11. Parking spaces for electric carts and bicycle rack spaces may be required and will be determined during Design Review.
12. No structures other than fencing and walls shall be allowed within 100-feet of the Otay Ranch Preserve (i.e., Preserve Edge) as depicted in the Village 3 North Design Plan on Exhibit 17 - Fence and Wall Concept Plan. Perimeter fences and walls within the 100-foot Preserve Edge shall be built and landscaped in such a way as to minimize visual impacts on the Preserve and the Otay Valley Regional Park. The plant list provided in the Preserve Edge Plan shall be reviewed and utilized when developing landscape plans for CFP-3. Any proposed use within the Preserve edge shall be subject to the prior review and approval of the Deputy City Manager / Development Services Director.”

Alternative Compliance is subject to the discretion of the Development Services Director and recommendation from the Planning Commission. An alternative compliance mechanism (e.g. providing square footage within a building that will accommodate CPF uses or constructing a facility for CPF uses) may be approved, provided such alternative mechanism meets all the requirements of CVMC Section 19.48.025.

## ***VIII. Parking Regulations***

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## **A. PURPOSE**

All regulations set forth in this section are for the purpose of providing convenient parking spaces for vehicles. The parking requirements of this Section are to be considered as the minimum necessary for such uses permitted by the respective zone.

The intent of these regulations is to provide adequately designed parking areas with sufficient capacity and adequate circulation to minimize traffic congestion and promote public safety. It shall be the responsibility of the developer, owner, or operator of the specific use to provide and maintain adequate parking.

## **B. GENERAL PROVISIONS**

1. On-street parking shall comply with the requirements of the Chula Vista Municipal Code. Should the City standards not adequately address on-street parking, particularly in terms of maintaining access for public safety on private streets and drives, special requirements shall be determined through site plan review and approved by the City Engineer.
2. Off-street parking facilities, for both motor vehicles and bicycles, shall be provided for any new building constructed, for any new use established, for any addition or enlargement of an existing building or use, and for any change in the occupancy of an existing building.
3. For additions or enlargement of any existing building or use, or any change of occupancy or manner of operation that would increase the number of parking spaces required, the additional parking spaces shall be required only for such addition, enlargement, or change and not for the entire building or use, unless required as a condition of approval of a Conditional Use Permit.
4. When possible, the required parking facilities needed for any development shall be located on the same site. If an irrevocable access and/or parking easement is obtained, the parking may be on an adjacent site (i.e. residential parking may be located within an adjacent mixed-use parcel as shared parking). Property within the ultimate right-of-way of a street or highway may be used to provide required parking or loading or unloading facilities, subject to Design Review.



5. The requirements of this ordinance shall apply to temporary as well as permanent uses.
6. All required off-street parking spaces shall be designed, located, constructed and maintained so as to be fully usable during workday periods or as needed by the use of the premises.
7. The parking requirement for uses not specifically listed in the matrix shall be determined by reference to CVMC Chapter 19.62 (Off-Street Parking and Loading), or if not included therein, the approving authority may determine the parking requirement for the proposed use on the basis of requirements for similar uses, and on any traffic engineering and planning data that is appropriate to the establishment of a minimum requirement.
8. In situations where a combination of uses are developed on a site, parking shall be provided for each of the uses on the site according to the schedule given in this section.
9. A maximum of 25 percent of the parking spaces required on any site may be provided as “compact” spaces for non-residential uses, subject to the approval of the Design Review Board.
10. The design of parking spaces and lots shall comply with the City of Chula Vista’s adopted parking table (PL-30) which establishes stall sizes relative to parking angle and aisle width.
11. Where the application of these schedules results in a fractional parking space, the fraction shall be rounded to the higher whole number.
12. All parking facilities required by this section shall be maintained in good operating condition for the duration of the use requiring such facilities. Such facilities shall be used exclusively for the parking of vehicles. Parking facilities shall not be used for the storage of merchandise, or, for the storage or repair of vehicles or equipment. Parking facilities shall not be used for the sale of merchandise, except on a temporary basis, pursuant to the Temporary Uses and Special Events section of these regulations.



13. For short term bicycle parking, permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5 percent of visitor motorized vehicle parking capacity, with a minimum of one two-bike capacity racks will be provided. (GalGreen Section 5.106.4.1).
14. For long term bicycle parking for buildings with over 10 tenant-occupants, five percent of tenant-occupant motorized vehicle parking capacity shall be provided as secure bicycle parking, with a minimum of one space. (CalGreen Section 5.106.4.2) Acceptable parking facilities shall be convenient from the street and may include, but not be limited to:
  - Covered, lockable enclosures with permanently anchored racks for bicycles;
  - Lockable bicycle rooms with permanently anchored racks; and,
  - Lockable, permanently anchored bicycle lockers

### C. SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

The off-street parking requirements are shown in the following table:

**Table 12 - Off-Street Parking Requirements**

Land Use	Minimum Off-Street Parking Required <sup>1</sup>
Administrative and Professional Services	1 space/300 square feet of gross floor area; minimum of 4 spaces. 5 bicycle spaces for over 20,000 square feet of gross floor area
Commercial – General and Shopping Center Uses except as noted below:	1 space/200 square feet of gross floor area. 1 bicycle space/33 automobile spaces required
Eating and drinking establishments	1 space/each 2.5 seats or 1 space/50 square feet of seating area where there are no fixed seats. 2 bicycle spaces.
Fast food restaurants with drive-in or drive through	1space/each 7 seats plus 1 space per employee, minimum 15 spaces and an

<sup>1</sup> Parking requirements may be reduced if joint parking arrangements are approved by the Development Services Director for "stacked land uses" and/or on-street parking is granted via a recorded agreement.



Land Use	Minimum Off-Street Parking Required <sup>1</sup>
	on-site queue line for at least eight (8) vehicles when drive through is included. 5 bicycle spaces.
Gasoline dispensing and/or automotive service stations	2 spaces plus four (4) for each service bay.
Appliance and/or furniture stores	1 space/600 square feet of gross floor area.
Hotels and motels	1 space per unit plus 1 space for every 25 rooms or portion thereof provided on the same lot.
Auto and/or truck sales	1/10 the car storage capacity of the facility.
Medical and dental offices or clinics, veterinary offices or clinics	1 space/200 square feet of gross floor area; minimum of 5 spaces. 2 bicycle spaces.
Mixed Use Commercial	To be determined during Design Review and approval based on specific uses, per Zoning Ordinance standard parking requirements.
Commercial recreation facilities:	Automobile spaces as listed below. 1 bicycle space/33 automobile spaces.
Bowling alleys, billiard halls	5 spaces/alley plus 2 for each billiard table plus required parking for other uses on the site.
Commercial stables	1 space/5 horses boarded on-site.
Driving range (golf)	1 space/tee plus required parking for any other uses on the site.
Miniature golf	3 spaces/hole plus required parking for any other uses on the site.
Skating rinks	1 space/100 square feet of gross floor area.
Tennis, handball and racquetball facilities	3 spaces/court plus required parking for any other uses on the site.
Theaters: Motion picture	1 space/3.5 seats
Playhouse	1 space/3.5 seats
<b>Educational Institutions, Public or Private:</b>	
Elementary and middle school	1 space per employee, plus 5 spaces
Senior high school	1 space per 4 students
Colleges and vocational schools	0.5 spaces/faculty member and employee plus 1 space/3 students
Places of public assembly including places of worship.	1 space/3.5 seats within the main auditorium or 1 space/45 square feet of gross floor area within the main auditorium where there are no fixed seats
<b>Manufacturing Uses:</b>	



Land Use	Minimum Off-Street Parking Required <sup>1</sup>
Manufacturing	1 space per 1.5 employees or 1 space/800 square feet of gross floor area devoted to manufacturing plus the required parking for square footage devoted to other uses, whichever is greater. Ten (10) percent of the spaces provided must be designed for use by carpools.
Research and Development	1 space/300 square feet of gross floor area. Ten (10) percent of the spaces provided must be designed for use by carpools.
Storage	1 space/1,000 square feet of gross area for the first 20,000 square feet devoted to storage plus the required parking for square footage devoted to other use. 1 space/2,000 square feet for the second 20,000 square feet. 1 space/4,000 square feet for area in excess of 40,000 square feet.
<b>Parks:</b>	
Parks (public or private)	To be evaluated based on proposed facilities and determined by the Development Services Director and Public Works Director and Recreation Director
Recreational courts (tennis, handball, racquetball and others)	To be evaluated based on proposed facilities and determined by the Development Services Director and Director of Recreation
<b>Public and Semi-Public Uses:</b>	
Day nurseries, daycare schools, nursery schools	1 space/staff member plus 1 space/5 children or 1 space/10 children if adequate drop off facilities are provided and designed to accommodate a continuous flow of passenger vehicles to safely load and unload children. The adequacy of proposed drop off facilities shall be determined by the Director of General Services and Director of Recreation
Public Utilities	To be determined by the Development Services Director
<b>Residential<sup>2,3</sup></b>	
SF-4	2 garage spaces/unit
RM-1 - Multi-Family Residential (detached)	2 garage spaces/unit + 1 on-street guest space/unit.

<sup>2</sup> See Property Development Standards (page 73) for parking space sizes.

<sup>3</sup> Residential parking may be located within adjacent mixed-use parcels, subject to Design Review Approval.



Land Use	Minimum Off-Street Parking Required <sup>1</sup>
RM-1 – Multi-Family Residential (attached)	To be determined by Design Review Recommend 2 assigned spaces/unit (1 covered) and minimum 0.33 guest spaces/unit. Tandem garage spaces are permitted.
RM-2	1.0 spaces per studio 1.5 spaces per 1 bedroom unit 2.0 spaces per 2 bedroom unit 2.25 spaces per 3 bedroom unit or larger or as determined by Design Review Tandem spaces are permitted. Above requirements include 0.33 guest spaces/unit.
Senior, Congregate Care, or Affordable Housing	To be determined by Design Review. Tandem spaces are permitted. Parking requirements may be reduced for developments restricted to Affordable and Senior Citizens at the discretion of Planning Commission through a Conditional Use Permit procedure.

#### Handicapped Parking Requirements

Handicapped parking for residential uses shall be provided at the rate of one space for each dwelling unit that is designed for occupancy by handicapped persons.

Handicapped parking spaces shall be provided for all uses other than residential at the following rate:

Number of Parking Spaces Provided	Number of Handicapped Spaces Required
1 – 25	1
26 – 50	2
51 – 75	3
76 – 100	4
101 – 150	5
151 – 200	6
201 – 300	7
301 – 400	8
401 – 500	9
501 – 1000	2% of total
1,001 and over	20 plus 1/100 spaces provided over 1,000

Handicapped parking spaces required by this section shall count toward fulfilling automobile parking requirements.



Land Use	Minimum Off-Street Parking Required <sup>1</sup>
<b>Bicycle Parking Requirements</b>	
The following matrix contains the minimum bicycle parking requirements. Only those uses identified in the matrix are required to install bicycle parking. Bicycle parking facilities shall be stationary storage racks or devices designed to secure the frame and wheel of the bicycle. If not specified by use, the number and location to be determined during Design Review.	
Mixed Use, Office, Industrial, Community Purpose Facility and Multi-family Residential	Must comply with CalGreen Bicycle Parking requirements. Exact number and location to be determined through Design Review
<b>Motorcycle Off-Street Parking Requirements</b>	
Motorcycle parking shall be provided for all uses except residential at the following rate:	
Uses with 25 to 100 automobile parking spaces	1 motorcycle space
Uses with more than 100 automobile parking spaces	1 motorcycle space for every 100 automobile spaces
Motorized Cart Spaces	To be determined during Design Review and approval based on specific uses.

## D. PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all parking areas:

The following are minimums unless otherwise stated:

### Residential

- a. Standard
  - Covered in a garage or carport – 10' x 20' each space
  - Uncovered – 9' x 19' each space
- b. Compact parking space 8' x 18'

Motorcycle parking space 4' x 8'

Bicycle parking space 2' x 6'

Automobile, handicapped, motorcycle, and bicycle: All parking stalls and maneuvering areas shall be paved and permanently maintained with asphalt, concrete or any other all-weather surfacing approved by the Zoning Administrator and subject to current City standards.





Motorized cart parking space dimensions shall be determined during Design Review.

#### Striping and Identification

- a. Automobile: All parking stalls shall be clearly outlined with double lines on the surface of the parking facility.
- b. Handicapped: All handicapped spaces shall be striped and marked according to the applicable State standards.
- c. Motorcycle: All motorcycle spaces shall have bollards installed and appropriately spaced to prevent automobile usage of the motorcycle area. Motorcycle spaces shall be marked so that they can be clearly identified for motorcycle usage.
- d. Bicycle: All bicycle spaces shall be clearly identified.
- e. Motorized carts: All motorized cart spaces shall be clearly identified and striped.

### E. PERFORMANCE STANDARDS

#### 1. Parking Screening Requirements

Off-street parking areas for more than five vehicles shall be effectively screened by a ten-foot wide landscaped strip and a masonry wall or fence of acceptable design. Such wall or fence shall be not less than three and one-half feet or more than six feet in height and shall be maintained in good condition without any advertising thereon. The requirements specified herein may be eliminated in whole or in part where, in the opinion of the Zoning Administrator, such requirements are not necessary for the proper protection of abutting property because of substantial grade differentials, the existence of adequate walls or other equally valid reasons.

#### 2. Parking Area Landscaping

- a. Parking areas shall be landscaped in accordance with the City's landscape manual, the Village 3 North Design Plan and Master Landscape Plan.



- b. Any unused space resulting from the design of the parking area shall be used for landscaping purposes, if determined to be of appropriate size and location. Refer to the Village 3 North Design Plan for additional guidelines relating to parking lot landscaping.
- c. All landscaped parking lot islands shall have a minimum inside dimension of three feet and shall contain a twelve inch wide walk adjacent to the parking stall and be separated from vehicular areas by a six inch high by six inch wide concrete curb.
- d. All landscaped areas shall be irrigated automatically and kept in a healthy and thriving condition free from weeds, debris and trash.
- e. A minimum of one tree shall be provided for every 10 parking spaces within the parking lot landscaping (exclusive of required setback area landscaping). Said parking lot trees shall be evenly distributed throughout the parking lot and in no case shall the trees be further than 100' apart. Parking lot design shall conform to the City's Shade Tree Policy.

### **3. Parking Area Lighting**

- a. Lighting of all developed areas adjacent to the Preserve should be directed away from the Preserve, wherever feasible, while meeting public safety requirements. Where necessary, development should provide adequate shielding with non-invasive plant materials (preferably native), berming and/or other methods to protect the Preserve and sensitive species from night lighting. Consideration should be given to the use of low-pressure sodium lighting.
- b. All parking facilities shall have lighting in accordance with City of Chula Vista standards. The lighting shall be designed and installed to confine direct rays to the site. Parking lot lights shall be a maximum height of eighteen feet from the finished grade of the parking surface and directed away from the property lines.



#### **4. Parking Area Front Setback**

No part of any front yard or exterior side yard (*i.e.*, street side of a corner lot) shall be used for off-street parking or access, except driveways, unless authorized by the Zoning Administrator, pursuant to an approved site plan.

## ***IX. Comprehensive Sign Regulations***

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## **A. PURPOSE**

The provisions of this Section shall establish the Comprehensive Sign Regulations. It is the purpose of these provisions to establish a comprehensive system for the regulation of on-site and off-site signs. These sign regulations are intended to achieve the following:

1. Protect the general public health, safety and welfare of the community by reducing possible safety and traffic hazards through good signage.
2. Direct people to various activities and uses in order to provide for maximum public convenience.
3. Provide a reasonable system of regulations that ensure the development of a high quality visual environment.
4. Encourage signs which are well designed and pleasing in appearance.
5. Encourage a desirable visual character which has a minimum of clutter and is compatible with the desired character of the community.
6. Enhance the economic value of the community and each development area through the regulation of such elements as size, number, location, design and illumination of signs.
7. Encourage signs which are well located and compatible with the function and use of adjacent areas.
8. Encourage a sign program with a consistent theme, which visually complements and blends with the landscape program.
9. Discourage proliferation of non-conforming signs which can be a visual blight to neighborhoods.

These Comprehensive Sign Regulations are intended to supplement the provisions of Chapter 19.60 of the Chula Vista Municipal Code (Signs). Signs which are permitted under the CVMC which are not expressly prohibited by this Section II.3.9 shall be permitted. Similarly, signs which are prohibited under the CVMC, unless expressly permitted herein shall be prohibited.



## **B. PERMIT REQUIREMENTS AND REVIEW PROCEDURES**

No person, except a public officer or employee in performance of a public duty, shall post, paint, erect, place or otherwise fasten any sign, pennant or notice of any kind, visible from a public street except as provided herein. To ensure compliance with this section, a sign permit shall be required for any sign, pursuant to Sections 19.60.020 (Signs: Balancing) and 19.60.030 (Signs: Intent) of the Chula Vista Municipal Code, except as provided in these PC Regulations.

Any sign, monument, tablet, plaque or markers which are over 42 inches high and located within a public street right-of-way, or within a front yard or exterior side yard setback area as defined in the PC District Regulations, must have approval of the Zoning Administrator and City Engineer to ensure that architectural, pedestrian and vehicle access and safety issues are addressed.

A building permit is required for every sign, including those exempt from obtaining a sign permit. Building permits for signs must comply with all SPA signage regulations.

A Planned Signage Program shall be provided for the business park, commercial, mixed use, community purpose facility and multi-family land uses in accordance with these PC District Regulations.

### **1. Sign Permit Exception**

The following signs shall be exempt from the sign permit requirements, however, an electrical and/or building permit may be required pursuant to the CVMC:

- a. Real estate signs for residential sales: No more than one sign for interior lots and two for corner lots (one sign per street frontage) not exceeding four (4) square feet in area and four and one-half (4-1/2) feet in height, provided it is unlit and is removed within fifteen (15) days after the close of escrow. Signs placed on the rear street frontage are prohibited. No more than five (5) off-site "Open House" signs not exceeding four (4) square feet in area and five (5) feet in height are permitted for directing prospective buyers to property offered for sale and must be removed on the same day as placed. Signs shall be located a minimum of three (3) feet from the sidewalk or 10 feet from the curb or edge of pavement, where no sidewalk exists.



- b. Temporary construction sign sites: Two (2) directory signs shall be permitted on the construction listing all contractors (may include financial institutions, real estate agents, subcontractors, etc.) not exceeding thirty-two (32) square feet each, unless legally required by government contracts to be larger. No sign shall exceed eight (8) feet in overall height and shall be located no closer than ten (10) feet to any property line. Such sign shall be removed upon the granting of occupancy by the City.
- c. Permanent window signage: may not exceed 20% of the window area of a commercial business frontage and is limited to the name of the business, service, or use, hours of operation, address and emergency information, except exposed neon tubing signs advertising products for sale on the premises, are permitted as permanent signs.
- d. Temporary advertising signage: Signs painted on the window or constructed of paper, cloth, or similar expendable material affixed on the window, wall or building surface, provided that all of the following conditions are met:
  - The total area of such signs shall not exceed twenty-five (25) percent of the window area; however, in all cases, twelve (12) square feet per business frontage is permitted.
  - Such signs shall be affixed to the surface for no more than thirty (30) continuous calendar days but for not more than sixty (60) days each calendar year, to promote a particular event or sale of product or merchandise.
  - Future tenant identification sign: Future tenant identification signs may be placed on vacant or developing property to advertise the future use of an approved project on the property and where information may be obtained. Such signs shall be limited to one (1) per fronting street and to a maximum of ninety-six (96) square feet in area and twelve (12) feet in overall height each. Further, such signs shall be placed no closer than ten (10) feet to any property line. Any such sign shall be removed upon finalization of





building permits. Where a project has in excess of 600 lineal feet of frontage, one additional sign for each 600 lineal feet is allowed.

## **2. Prohibited Signs and Lighting**

- a. All signs not expressly permitted are prohibited in all zones, including but not limited to the following:
- b. Roof signs.
- c. Flashing lights or signs.
- d. Animated signs or lights that convey the illusion of motion.
- e. Revolving or rotating signs.
- f. Vehicle signs (when parked or stored on property to identify a business or advertise a product).
- g. Portable signs (except where permitted in this section).
- h. Off-site signs (except temporary subdivision or real estate signs and political signs).
- i. Signs within the public right-of-way (except those required by a governmental agency). No sign shall be placed, erected or constructed on a utility pole, traffic device, traffic sign, warning sign, or so as to impede access to any public improvement, or to obstruct the vision of any such signs.
- j. Signs located on public property except as may be permitted in these regulations or required by a governmental agency.
- k. Signs within the public right-of-way prohibited by the Streets and Highway Code (Sec. 101 et. seq. and Sec. 1460 et. seq), the Vehicle Code (Sec. 21400 et. seq.) and the Public Utilities Code (Sec. 7538 et. seq.).
- l. Signs blocking doors or fire escapes.
- m. External light bulb strings and exposed neon tubing outside of building (except for temporary uses such as Christmas tree lots, carnivals and other similar events with prior approval of the City).



- n. Inflatable advertising devices of a temporary nature, including hot air balloons (except for special events as provided for in these regulations).
- o. Advertising structures including billboards (except as otherwise permitted in these regulations).
- p. Statuary (statues and sculptures) advertising products or logos of the business located outside of the structure that houses the business.
- q. Flags, pennants and banners as defined in Section 19.60.060 CVMC – Signs: Definitions (except those approved as temporary special event or promotional signs).
- r. Freestanding signs mounted on poles exceeding 10 feet in total height.
- s. The use of decals, stick-on or transfer letters, or tape on the walls of parapets of buildings, fences, walls or other structures.
- t. Readerboard/changeable copy signs, either electronic or non-electric except as permitted in this Section.
- u. Signs displayed as an imitation or to resemble official traffic warning devices or signs, that by color, location or lighting may confuse or disorient vehicular or pedestrian traffic. This does not include traffic or directional signs installed on private property to control on-site traffic.

### **3. Signs Relating to Inoperative Activities**

Signs pertaining to activities or businesses which are no longer in operation, except for temporary closures for repairs, alteration or similar situations, shall be removed from the premises or the sign copy shall be removed within thirty (30) days after the premises have been vacated. Any such sign not removed within the specified time shall constitute a nuisance and shall be subject to removal under the provisions of these regulations and local ordinance.



#### **4. Enforcement, Legal Procedures and Penalties**

Enforcement, legal procedures and penalties shall be in accordance with the enforcement procedures established by Chapter 19.06 (General Plan) of the Chula Vista Municipal Code. Unauthorized illegal signs may be abated by the City in accordance with local ordinance. If said sign is stored by the City, the owner may recover said sign from the City upon payment to the City of any storage and/or removal charge incurred by the City. The minimum charge shall be no less than three dollars (\$3.00) per sign. All signs removed by the City may be destroyed thirty (30) calendar days following removal. If any sign, in the opinion of the Development Services Director/Zoning Administrator, is an immediate threat to public health and safety, said sign shall be immediately and summarily removed with the cost of said removal charged to the property owner in accordance with local ordinances.

#### **5. Construction and Maintenance**

Every sign and all parts, portions and materials shall be manufactured, assembled and erected in compliance with all applicable State, Federal and City regulations and the Uniform Building Code.

Every sign and all parts, portions and materials shall be maintained and kept in proper repair and safe structural condition at all times. The display surface of all signs shall be kept clean, neatly painted and free from rust and corrosion. Any cracked or broken surfaces and malfunctioning or damaged portions of a sign shall be repaired or replaced within thirty (30) calendar days following notification of the business by the City. Noncompliance with such a request will constitute a nuisance and will be abated. Any maintenance, except a change of copy, which does not involve structural change, is permitted.

### **C. SIGN REGULATION**

Sign permits may be issued for signs included under this Section, provided the signs are in compliance with all other applicable laws and ordinances.

#### **1. Signs Permitted in Any Land Use District**

The following signs may be permitted in any land use district and are subject to the provisions listed below:



- a. Convenience Signs: On-site signs no greater than four (4) square feet necessary for public convenience or safety may be approved by the Development Services Director or his designee. Signs containing information such as “entrance,” “exit,” or directional arrows shall be designed to be viewed from on-site or from an area adjacent to the site by pedestrians or motorists. Signs that convey advertising or products shall not be considered a convenience sign.
- b. Public and Quasi-Public Signs: Places of worship, schools, community centers and any other public or institutional building, on any mixed use, community purpose facility, school, park or residential district, shall be allowed signs as provided by Section 19.60.595 (Signs: Other Zones) of the Chula Vista Municipal Code.
- c. Special Event Signs: Special Event signs may be approved for a limited period of time as a means of publicizing special events such as grand openings, new management, inventory sales, Christmas tree lots, parades, rodeos, and fairs that are to take place within the community. No more than four off-site signs up to thirty-two square feet in size and eight feet in height are allowed. Such signs shall be consistent with the provisions for temporary signs as described by the Chula Vista Municipal Code Section 19.60.500 (Signs: Sign Rules - All Commercial Zones).
- d. Temporary On-Site Subdivision Signs:
  - e. One (1) temporary, on-site subdivision sign not to exceed 64 square feet in total area for two (2) sides or 32 square feet for one (1) side and a total overall height of twelve (12) feet may be permitted on each Circulation Element street frontage of each neighborhood, not to exceed two (2) such signs per street at any one time.
    - Such sign shall be for the identification of a subdivision, price information and the developer’s name, address and telephone number.
    - Such signs shall be removed after thirty-six months. Twelve month extension requests may be submitted by the developer for consideration by the Zoning Administrator prior to the expiration date.



- Such signs shall be removed within ten (10) calendar days from the date of the final sale of the land and/or residences.
  - Signs shall be maintained in good repair at all times by the applicant developer or property owner.
- f. Off-Site Subdivision Directional Sign: Directional signage to subdivision development projects located off-site shall comply with the City of Chula Vista Kiosk Sign Program, pursuant to CVMC Section 19.60.450 (Signs: P-C Zone). The provisions of this program address the location, size and design of kiosk structures and panels, administration, maintenance and removal of such signage. It is intended to provide a uniform, coordinated method for directional signage to residential projects in the City of Chula Vista east of Interstate 805.
- g. Each sign may contain the name of the subdivision and directional arrow.
- Any sign approved for a particular subdivision within the Villages shall not be changed to another subdivision without prior approval of the Development Services Director/Zoning Administrator.
  - No other directional signage may be used, including posters, portable signs, vehicle signs, trailer signs or temporary subdivision signs.
  - Said signage shall be allowed until the units within the subdivision are sold out, or a period of twenty-four months, whichever comes first. Extensions of twelve (12) months may be approved by the Development Services Director/ Zoning Administrator.
  - The placement of each sign structure and its copy shall be reviewed and approved by the Development Services Director or his/her designee.

## **2. Commercial, Community Purpose and Multi-Family Signs**

A Planned Signage Program is required to be approved concurrently with or as a condition of approval of the Site Plan and Design Review for business park, commercial, mixed use, office,



community purpose facility and multi-family residential land uses. The purpose of the program is to integrate signs with the proposed architectural and landscaping design guidelines. This shall be achieved by requiring signs that:

- Use the same background color.
- Utilize no more than three different colors per sign for lettering.
- Utilize consistent structural support and materials for signs.
- Utilize a landscape setting, logos, color scheme or other methods consistent with the SPA Plan and approved by the Zoning Administrator to convey a unique theme.
- Use the same form of illumination for all signs, or by using varied forms of illumination determined to be compatible by the Zoning Administrator.
- Vary from the above standards if the signage can be determined by the Zoning Administrator to be compatible with the surrounding community character.

The planned signing program must comply with the above criteria. Some reference is made to the Chula Vista Municipal Code. Where there is a conflict, these regulations shall take precedence.

## **D. INDUSTRIAL AND OFFICE**

A Comprehensive Sign Program shall be developed for all commercial and industrial developments consisting of four or more tenant spaces to ensure a unified design integrated with the project architecture and shall conform to the following guidelines.

### **1. Monument Signage**

Monument signage shall adhere to the following guidelines:

- a. The sign location shall conform to all City requirements for site lines and sidewalk clearances.
- b. The maximum sign dimensions shall be thirty (30) square feet.



- c. The copy area shall not exceed fifteen (15) square feet.
- d. Text and logos must fit proportionally into the face of the sign.
- e. Signs may be externally illuminated by ground lighting.
- f. A permanent business identification sign may be located at the entrance to the business park.
- g. Street address numbers shall be incorporated into the face or structure of the monument sign.
- h. The materials and colors of the sign shall utilize the same style, materials and colors of the project architecture.

## **2. Building Wall Signage**

- a. One business identification sign four (4) square feet in size or less is allowed per building wall.
- b. Wall sign copy shall be limited to the identification of the business name or logo.
- c. The materials and colors of the sign shall be compatible with the style, materials and colors of the project architecture.
- d. Address number signs shall be of an appropriate size and location to be clearly visible to visitors and emergency responders.

## **3. Prohibited Signs**

- a. Roof mounted signs
- b. Flashing lights or signs
- c. Animated signs or lights that convey the illusion of motion.

# **E. MIXED USE**

## **1. Types and Numbers of Permitted Signs**

- a. Two ground or monument signs identifying the name of the mixed use center and no more than two anchor tenants. Monument signs for individual businesses are not permitted.



- b. One wall or marquee sign per street frontage, identifying the mixed use center and each individual tenant, consistent with Section 19.60.530 CVMC (Signs: Neighborhood Commercial). Marquee signs are limited to use in conjunction with an entry to a suite of tenants.
- c. One hanging sign per tenant per street frontage. Hanging signs, utilizing a decorative sign suspended from a structure above a walkway or sidewalk on a decorative horizontal pole or awning. These signs are attractive as an alternative or supplement to wall signs in pedestrian walkways. Where they are used, wall and other types of signage should be reduced an equivalent amount to reduce sign clutter.

## **2. General Size and Locations of Signs**

- a. Sign sizes and locations are regulated pursuant to Section 19.60.530 CVMC (Signs: CN – Neighborhood Commercial Zone).
- b. Ground or monument center identification sign maximum size is 50 square feet per side, and six feet in height. Sign locations are limited to one per street frontage.
- c. Hanging sign maximum size is 12 square feet per side, but should not interfere with or obstruct pedestrians, vehicle sight distance or required landscaping. Hanging signs are to be located near the public entrance.
- d. The Master Precise Plan to be prepared for the Village Core will incorporate more detailed design criteria for the Mixed Use District.

## **F. COMMUNITY PURPOSE FACILITY**

### **1. Types and Numbers of Permitted Signs**

- a. One ground or monument and one wall or marquee sign per street frontage, consistent with Section 19.60.595 CVMC (Signs: Other Zones).
- b. One non-illuminated, freestanding symbol.

### **2. General Size and Location of Signs**

- a. Size of signs or symbols not to exceed 6 feet in height or 32 square feet. Each sign face may not exceed 32 square feet.





- b. Locations pursuant to Section 19.34.040 CVMC (Signs: Other Zones) and limit of one sign per street frontage.

## **G. TRAIL, PRESERVE AND OPEN SPACE SIGNAGE**

- Signage for the Greenbelt Trail/OVRP Trail shall be consistent with the Greenbelt Master Plan and OVRP Trail Master Plan.
- Signage within the 100' Preserve Edge and any area adjacent to the Preserve shall be consistent with the Otay Ranch Preserve Owner/Manager "Sensitive habitat/no trespassing" sign requirements.
- Other trail signage shall be consistent with the project specific sign program.

## **H. MULTI-FAMILY RESIDENTIAL**

### **1. Types, Numbers, Size, and Locations of Permitted Signs**

Ground or monument signs, wall signs, managers sign and vacancy signs pursuant to Section 19.60.410 CVMC (Signs: R-3 Zone) are permitted with the following exceptions:

- One ground or monument and one wall sign per street frontage is permitted.
- Ground/monument signs shall be a maximum of 24 square feet of sign face per side and a maximum of 4 feet in height.
- Separate vacancy signs are not permitted, but must be combined with monument or wall signs.
- Freestanding signs are not permitted

## **I. SIGN DESIGN STANDARDS**

Each sign shall be designed with the intent and purpose of complementing the architectural style of the main building or buildings, or the type of business, institution or residential use on the site, and to the extent possible, compatibility with adjacent land uses.



## **1. Relationship to Buildings**

- a. Signs located upon a lot with only one main building housing the use which the sign identifies, shall be designed to be compatible with the predominate visual elements of the building, such as construction materials, color, or other design details. Each sign located upon a lot with more than one main building, such as a mixed use center, community purpose facility, school or multi-family residential developed in accordance with a common plan, shall be designed to be compatible with predominant visual design elements common or similar to all such buildings or the buildings occupied by the “main tenants” or principal uses.
- b. The Development Services Director may condition approval of any sign to require incorporation of such visual elements into the design of the sign where such an element(s) is necessary to achieve a significant visual relationship between the sign and building or buildings.

## **2. Landscaping**

Each freestanding sign shall be located in a planted landscaped area which is of a shape, design and size (equal to at least the maximum allowable sign area) that will provide a compatible setting and ground definition to the sign. The planted landscaped area shall be maintained in a neat, healthy and thriving condition.

## **3. Illumination and Motion**

Signs shall be non-moving stationary structures (in all components) and illumination, if any, shall be maintained by artificial light which is stationary and constant in intensity and color at all times (non-flashing).

## **4. Sign Copy**

The name of the business, use, service and/or identifying logo shall be the dominant message on the sign. The use of advertising information such as lists of products (more than one product), is prohibited.

## **5. Relationship to Streets**

Signs shall be designed so as not to obstruct any pedestrian, bicyclist or driver’s view of the street right-of-way.

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## ***X. Special Uses & Conditions***

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## **A. PURPOSE**

This section provides additional regulation for special uses and conditions which require special review standards beyond those of the basic land use districts. Temporary uses, home occupations and private recreation/amusement facilities are addressed in this section. Where this section prescribes regulations which are more restrictive than that of the Land Use District, the provisions of this section shall apply.

## **B. TEMPORARY USES & SPECIAL EVENTS**

### **1. Purpose**

The provisions of this section shall apply to uses allowed for a limited amount of time, as specified herein. Temporary uses are subject to administrative approval by the Zoning Administrator, except as noted.

### **2. Temporary Uses Listed**

- a. Circuses, rodeos, parades or similar outdoor entertainment or enterprises, subject to not more than five days of operation in any calendar year. Requests exceeding these time limitations will require the submittal and approval of a Conditional Use Permit.
- b. Christmas tree sales, Halloween pumpkin sales and other holiday sales subject to not more than forty days of site occupation and operation in any calendar year.
- c. Subdivision sales offices, sales information centers, sales pavilions, and model home complexes and signage located within the subdivision, subject to the following minimum requirements:
- d. Offices shall be no closer than one vacant lot to an existing dwelling unit not part of the subdivision. Trailers may be used for no more than 120 calendar days or until such time as the subdivision sales offices have been completed, whichever is less.
- e. Trailers used as sales offices for lot sales without model homes may be used for a period greater than 120 days, subject to site plan and architectural review approval and the maximum use period listed herein.



- f. An asphaltic or concrete paved parking lot shall provide sufficient parking spaces to accommodate said use.
- g. Faithful performance bonding, in an amount appropriate to guarantee removal and/or conversion of the sales office and attendant facilities shall be required.
- h. Other conditions that the Zoning Administrator deems necessary to ensure that the sales office will not constitute or be objectionable to the residential uses in the neighborhood.
- i. Outdoor art and craft shows and exhibits, subject to not more than three calendar days of operation or exhibition in any sixty calendar day period.
- j. Contractors' offices and storage yards on the site of an active construction project.
- k. Mobile home residences for security purposes on the site of an active construction project.
- l. Seasonal retail sales of agricultural products (fruit and vegetable stands) of periods for less than ninety days, if said products are raised on the premises.
- m. Temporary use of properly-designated mobile trailer units for classrooms, offices, banks, etc., for periods not to exceed ninety days subject to Administrative Review. Requests for such uses of more than ninety days in duration shall require the approval of a Conditional Use permit by the Planning Commission. Such units shall meet all necessary requirements of building, fire and health codes.
- n. For any agricultural and animal husbandry activity or project (4H, FFA or similar) conducted for educational purposes or school districts, a permit may be granted in any district when the Zoning Administrator determines that such use will not cause a public nuisance relative to sanitation and health conditions.
- o. Charitable or school sponsored drop-off bins for recycling of cans, newspapers, or similar items, or for drop-off of clothes and small items. Bins shall be located in the parking lots of businesses or other public or semi-public property on a temporary basis when written permission is granted by the



property owner or business owner. Said bins shall be kept in a neat and orderly manner.

- p. Community gardens as developed and operated in accordance with the guidelines in the Village 3 North Park Parks, Recreation Open Space and Trails Master Plan.
- q. Temporary tract signs for marketing purposes.
- r. Additional uses determined to be similar to the foregoing in the manner prescribed by these regulations.

### **3. Permits and Bonds**

All temporary uses shall be subject to the issuance of a Temporary Use Permit by the Zoning Administrator and other necessary permits and licenses, including but not limited to, building permits, sign permits and solicitors or vending licenses. In the issuance of such a permit, the Zoning Administrator shall indicate the permitted hours of operation and any other conditions, such as walls, fences or lighting, which are deemed necessary to reduce possible detrimental effects to surrounding developments and to protect the public health, safety and welfare. Prior to the issuance of a permit for a temporary use, a cash deposit may be required to be deposited with the City. This cash deposit shall be used to defray the costs of property cleanup by the City in the event the permittee fails to do same.

### **4. Extension or Modification of Limits**

Upon written application, the Zoning Administrator may extend the time within which temporary uses may be operated, or may modify the limitations under which such uses may be conducted if the Zoning Administrator determines that such extension or modification is in accord with the purposes of the zoning regulations.

### **5. Condition of Site Following Temporary Use**

Each site occupied by a temporary use shall be left free of debris, litter or any other evidence of the temporary use upon completion or removal of the use, and shall thereafter be used only in accord with the provisions of the zoning regulations.





## **6. Fee**

The application shall be accompanied by a fee established by the Master Fee Schedule to cover the cost of processing the application prescribed in this section.

## **C. HOME OCCUPATIONS**

### **1. General Provisions**

- a. Home occupations may be permitted only when in compliance with the conditions listed herein. A permit must be issued by the Zoning Administrator prior to operation of such use. The fee shall be in accordance with the Master Fee Schedule.
- b. There shall be no stock in trade or exterior storage of materials in the conduct of home occupation.
- c. A home occupation shall be conducted entirely within a dwelling; if in an attached or a detached garage, it shall not impede the use of said garage for vehicle storage.
- d. Electrical or mechanical equipment which creates visible or audible interference in radio or television receivers, or causes fluctuations in line voltage outside the dwelling unit, shall be prohibited.
- e. No one other than the residents of the dwelling unit may be engaged in the conduct of the home occupation.
- f. There shall be no sale of goods on the premises.
- g. The establishment and conduct of a home occupation shall not change the principal character or use of the dwelling unit involved.
- h. There shall be no signs other than those permitted by these regulations.
- i. The required residential off-street parking shall be maintained.
- j. A home occupation shall not create vehicular or pedestrian traffic in excess of that which is normal for the land use district in which it is located.



- k. No vehicles or trailers (including pick-up trucks and vans) or construction and other equipment, except those normally incidental to residential use, shall be kept on the site.

#### **D. PRIVATE RECREATIONAL FACILITIES**

Construction of recreation courts, including necessary fencing and lighting, may be permitted subject to administrative review and a finding that adjacent properties will not be unduly affected (public parks are exempt from these requirements).

Recreation courts shall meet the following minimum standards:

1. A maximum 20-foot high fence (measured from the finished grade of the court) shall be allowed. Fences shall include a screening material which screens the court activity from off-site view and which improves the appearance of the fence.
2. Maximum of eight lights permitted, mounted at a height not to exceed twenty-two feet and may be used between 7 a.m. and 10 p.m. All lights and light fixtures shall be certified by a qualified lighting engineer to:
  - a. Be designed, constructed, mounted and maintained such that, the light source is cut off when viewed from any point five feet above the ground measured at the lot line.
  - b. Be designed, constructed, mounted and maintained such that the maximum illumination intensity measured at the wall of any residential building on abutting property shall not exceed 2 foot candle above ambient levels.
3. The surface area of any recreational court shall be designed, painted, colored and/or textured to reduce the reflection from any light incident thereon.
4. Landscaping shall be installed as required between the fence and the property line.
5. The hours of operation of private recreation facilities shall be governed by the appropriate Homeowners Association or property owner, but shall generally be between 7 a.m. and 9 p.m.

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## ***XI. Implementation & Administration***

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## **A. IMPLEMENTATION**

### **1. Purpose**

The purpose of this section is to define certain implementation and administrative procedures to provide clear instructions and notice to property owners and developers within The Village 3 North SPA Plan regarding permit and plan approvals. The general intent of these regulations is to use the standard procedures provided in Chapter 19.14 CVMC (Administrative Procedures, Conditional Uses and Variances) except where special procedures are required or defined herein.

The administration of the Village 3 North and a Portion of Village 4 SPA Plan shall be as provided for in CVMC Section 19.48.090 et. sq. Whenever the provisions of this SPA conflict with or provide different rules, standards or procedures from those in Titles 12 (Streets and Sidewalks), 18 (Subdivisions) or 19 (Zoning and Specific Plans) of the CVMC, the provisions of this Chapter shall prevail. On matters within those titles on which this Chapter is silent, the existing titles apply.

### **2. Adoption of Planned Community District Regulations**

These Planned Community (PC) District Regulations are adopted pursuant to Title 19, Zoning, of the Chula Vista Municipal Code and are intended to implement and integrate the Chula Vista General Plan, the Otay Ranch General Development Plan (GDP), and the Village 3 North and a Portion of Village 4 Sectional Planning Area (SPA) Plan. The Specific Planning Area is zoned P-C Planned Community pursuant to the adoption of the Otay Ranch GDP and Chapter 19.48 CVMC (P-C- Planned Community Zone). These regulations provide for the implementation of the GDP and P-C zone by setting forth the development and use standards for all property within the Village 3 North and a Portion of Village 4 Planned Community District by establishing:

- Setbacks;
- Building heights;
- Parking requirements;
- Landscape requirements;
- Use restrictions;



- Animal regulations;
- Density of development limitations;
- Lot size, width and depth standards;
- Fencing requirements; and,
- Signing regulations.

### **3. Amendments**

Changes to the boundaries of the zoning districts shall be made by ordinance and shall be reflected on the official Village 3 North and a Portion of Village 4 Zoning District Map as provided in Exhibit 1. Minor changes resulting from the approval of a tentative or final map shall be made to the Zoning District Map as an administrative matter. Approval of a zone change requires affirmative action following a public hearing by both the Planning Commission and City Council in accordance with the provisions of CVMC Chapter 19.12 (Legislative Zoning Procedure).

### **4. Effects of Regulations**

The provisions of Chapter III, Residential Districts, Chapter IV, Open Space & Parks District, Chapter V, Industrial & Office Districts and Chapter VII, Community Purpose Facility, governing the use of land, buildings, structures, building setbacks, building height, performance standards and other provisions are hereby declared to be in effect upon all land included within the boundaries of each and every zoning district established by these Planned Community District Regulations.

### **5. Multiple Applications**

When an applicant applies for more than one permit or other approval for a single development, the applications shall be consolidated for processing and shall be reviewed by a single decision maker or decision-making body pursuant to the requirements of CVMC Section 19.14.050.



## **B. SPA INTERPRETATION**

### **1. Substantial Conformance**

The Zoning Administrator may determine an application is in substantial conformance with the adopted SPA document, subject to the following findings:

- a. The proposed project or use is substantially consistent with the Chula Vista General Plan and adopted City policies.
- b. The proposed project or use is substantially consistent with the SPA Plan and its purpose and intent. Land use and circulation patterns are generally consistent. Statistical variations such as site area calculations shall be less than 10%.
- c. The proposed project or use meets the provisions of Chapters III, IV, V and VII governing the use of land, buildings, structures, building setbacks, building height, performance standards and other provisions. Any deviation from these standards shall require a variance.
- d. The proposed project or use substantially complies with the Landscape Master Plan and Master Precise Plan, as applicable. Some deviation from standards and guidelines are permitted as long as the overall project meets the overall design intent and vision specified in the Design Plan, as applicable.
- e. The proposed project or use will not, under circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.
- f. The proposed project or use is substantially consistent with the principles and overall quality of design established for the Otay Ranch Planned Community.

The Zoning Administrator shall set a reasonable time for the consideration of each application to the applicant and to other interested persons as defined in CVMC 19.14 – Administrative Procedures – Permits – Applicants – Hearings – Appeals. In the





event objections or protests are received, the Zoning Administrator shall set the matter for public hearing as provided therein.

## **2. Clarification of Ambiguity**

If ambiguity arises concerning the proper classification of a particular parcel within the meaning and intent of Chapters III, IV and V, Development Regulations, or the Village Design Plan, or if ambiguity exists with respect to height, setbacks, lot area requirement or zoning district boundaries as set forth herein, the Zoning Administrator shall make a determination clarifying said ambiguity based upon the pertinent facts and the intent of the SPA. A decision rendered by the Zoning Administrator concerning said ambiguity may be appealed in accordance with the appeal procedure set forth in CVMC Section 19.14.100. For ambiguities that arise from applications requiring a public hearing by a decision making body other than the Zoning Administrator, the determination of the Zoning Administrator shall be forwarded to the appropriate decision making body as a recommendation.

## **C. REVIEW PROCESS**

This section includes the distinct administrative procedures for reviewing the design and development of new buildings and uses within the SPA Plan area. Additional permits may be required and shall be subject to and processed in accordance with the CVMC.

### **1. Preliminary Review**

The Master Developer shall participate in a preliminary design review process prior to application submittal to the City until final build out has been achieved. The preliminary review by the Master Developer is for recommendation only. Each application to the City shall be accompanied by this Master Developer to City staff for approval, modification or denial of the proposed project. This process is intended to add an extra level of review and compliance with previously adopted plans.

In addition, it is strongly encouraged that project applicants request a pre-application meeting with planning staff to review the scope of the proposed project and the required applications and submittal materials. The pre-applicant meeting will be subject to the City of Chula Vista fee schedule.



## **2. Level and Scope of Reviews**

### **a. Design Review**

- i. Design review is intended to provide sufficient details in site planning, architectural design and landscape architectural design to enable a specific development project design to be reviewed with respect to compliance with the Village 3 North and a Portion of Village 4 SPA Plan, P.C. District Regulations, Village Design Plan, Landscape Master Plan and Master Precise Plan, as applicable. Typically, Design Review will be performed on a parcel, but may also include a group of buildings so long as a conceptual design of the entire parcel is provided. Because of the importance of design context and continuity of streetscapes, Design Review submittals shall be required to address the entire Planning Area as shown on the Site Utilization Plan on which the proposed project is located at a conceptual level. This conceptual planning provides assurance that options for the logical build-out can occur, but is not specifically adopted as a constraint on other alternatives that may be considered in the future, so long as they are in substantial conformance with the Design Review Approval. Any projects found not to be in substantial conformance by the Zoning Administrator may apply for an amendment to the previous Design Review approval with the Planning Commission.
- ii. Another alternative is the consideration of phased intensification. A building complex may intensity over time as a planned intensification. This phasing may be approved with the initial Design Review application at the option of the applicant if the Design Review application is for partial build-out of a planning area in compliance with the SPA and Design Plan, as applicable.
- iii. The scope of the Design Review shall be limited to compliance with the provisions of these PC District Regulations and related SPA documents as specifically provided for in CVMC Section



19.14.582. Village 3 North is intended to be a vibrant community with a variety of uses, activities and design features that promote a pedestrian friendly environment with proximity to an employment center parks, schools, CPF uses and adjacent shopping, entertainment and transit. These PC District Regulations provide the basis for future development. Adherence to any specific architectural style or any set of preconceived design solutions beyond what is specified in the Village 3 North Design Plan and Business Park Guidelines, as applicable, is neither required nor desired. The Design Review process requires a determination that a project is in compliance with the defined standards and guidelines of the SPA and Design Plans.

- iv. Because of the wide range of appropriate design options, any Design Review submittal that meets the prescriptive standards of the SPA and Design Plans, as applicable, shall be deemed to be in conformance with the SPA unless evidence is presented to refute the conclusion. Any and all design revisions or conditions applied to a proposed project by the Planning Commission, Zoning Administrator or other reviewing and approving body will only be made in order to meet the design objectives. Any determination made by the appropriate decision making body that the proposed decision is in conflict with the SPA Plan shall clearly identify the specific objective, policy or design guideline that is found in conflict with said Village 3 North design. The fact that a proposed design is not illustrated in the SPA Plan, Village Design Plan, Business Park Guidelines, Landscape Master Plan or Master Precise Plan is not evidence of a conflict. The Village Design Plan provides examples of both single family and multi-family site layout. Substantial evidence of a conflict requires that the design proposal be inconsistent with the design character conveyed by the multiple examples.
- v. Major Design Review is required for all proposed projects within the RM-1 and RM-2 Residential Zones and single family lots less than 2,700 square



feet (average) are subject to Major Design Review. Major Design Review requires Planning Commission approval.

- vi. Minor Design Review is required for all proposed projects within the SF-4 Residential Zone and lots served by alleys in the RM-1 Residential Zone and single family lots exceeding 2,700 square feet (average). Minor Design Review requires Zoning Administrator approval.

**b. Intensity Transfer**

- i. Intensity Transfer is an administrative process, conducted by the Zoning Administrator to ensure that implementation of the SPA Plan does not exceed the maximum number of units authorized.
- ii. The Village 3 North and a Portion of Village 4 Site Utilization Plan is intended to provide the general design intent of the Village; however, this SPA recognizes the need for flexibility in planning to accommodate future development constraints and market demands. Notwithstanding the foregoing, unless a proposed project is exactly consistent with the target intensity shown for that planning area on the Site Utilization Plan Table, an intensity transfer is required. Any transfer of intensity between planning areas within the same land use is permitted provided said transfer is consistent with the SPA Plan, the circulation system and the technical studies of the project EIR as it relates to infrastructure and the overall target intensity of 1,597 residential units. Any other type of transfer shall require a SPA Amendment. The Zoning Administrator shall approve or deny the proposed intensity transfer subject to the following findings and conditions:
  - The resulting density of both the granting and receiving planning areas shall be consistent with the density ranges specified for each area.



- The overall SPA intensity shall not be exceeded.
  - The Builder/Applicant has received a letter of recommendation for approval, modification or denial of the intensity transfer from the Master Developer and/or any impacted property owner.
  - The planned identity of Village 3 North is preserved including the creation of a pedestrian friendly community.
  - Public facilities and infrastructure including schools and parks shall be provided based on the final number of units and the Builder/Applicant shall agree to pay any additional fees resulting from said transfer. Preserve conveyance obligation shall be based upon the development area reflected on the final map.
  - The overall target intensity of 1,597 residential units is maintained within Village 3 North.
- iii. If a shift of Community Purpose Facility (CPF) sites or square footage/acreage between planning areas occurs, a SPA Amendment shall be required. The total square footage/acreage for CPF sites shall meet the Village 3 North CPF obligation pursuant to the Land Offer Agreement between the City of Chula Vista and SSBT LCRE V, LLC, dated July 8, 2014.
- iv. Transfers of intensity to unused school sites if the site is not accepted by the school district shall be as follows:
- Parcel S-1 shall revert to the RM-2 Residential Zone as depicted on the Village 3 North and a Portion of Village 4 Zoning District Map. Units may be transferred from any parcel within Village 3 North to the



former school site or a SPA amendment would be required to increase the overall Village 3 North unit authorization.

Villages 3 North and a Portion of Village 4 (Village 3 North), 8 East and 10 (“University Villages Project”) are concurrently being planned and processed as separate SPA Plans. Pursuant to the Land Offer Agreement (LOA) between the City of Chula Vista and SSBT LCRE V, LLC (Applicant) dated July 8, 2014, 6,897 units are allocated amongst the three SPA Plan Areas. Because these villages will be built out over approximately 15 years, it is difficult to anticipate market demand in each village throughout build-out. Therefore, to accommodate future fluctuations in market demand, the LOA permits density transfers between villages of up to 15% of the total units authorized for each village. The criteria below must be met in order for the density transfer to be approved administratively. The Zoning Administrator will determine, based upon the scope of the proposed density transfer, whether additional information (i.e. traffic, air quality, global climate change, utilities, etc.) is necessary for Administrative Approval of the density transfer.

Pursuant to the LOA, the Applicant may transfer, at its discretion, up to fifteen percent (15%) of the units allocated to a village within the University Villages Project to another village within the Project. The Zoning Administrator may approve, in his or her discretion, any transfer of units more than fifteen percent (15%) or any transfer of units to another village within Otay Ranch but not within the University Villages Project, if all of the following requirements are satisfied.

- The transfer of units between villages is consistent with the village design policies and the Entitlements for the village into which the units are being transferred;
- The total number of units authorized within the University Villages Project (6,897) is not exceeded;
- Public facilities and infrastructure including schools and parks are provided based on the final number of units within each village or Planning area and the Builder/Applicant shall agree to pay any additional fees resulting from said transfer;
- The planned identity of the villages are preserved including the creation of pedestrian friendly and transit-oriented development;



- Preserve conveyance obligations shall be based on the final map development area; and
- The Builder/Applicant has provided supporting technical studies, if necessary, to the satisfaction of the Zoning Administrator that substantiate adequate infrastructure exists to support the intensity transfer.
- The Builder/Applicant shall provide the City a letter of recommendation for approval, modification or denial of the intensity transfer from the Master Developer and/or property owners impacted by the proposed transfer.
- The resulting density of both the granting and receiving planning areas shall be consistent with the density ranges specified for each area and the overall SPA densities shall not be exceeded.

**c. Site Plan and Architectural Review**

Site Plan and Architectural Review shall be completed pursuant to the requirements and procedures set forth in CVMC Section 19.14.420-480.

**d. Summary of Discretionary Review**

Table 12, discretionary Permit Matrix for the SPA Plan area summarizes the review authority for each step of approval.



**Table 13 Discretionary Approval Matrix**

Approving Authority: A  
 Recommendation Authority: R

Action	City Council	Planning Commission	Zoning Administrator	Administrative Staff
GDP Adoption / Amendment	A	R		R
SPA Adoption / Amendment	A	R		R
Environmental Documents	A <sup>1</sup>	R/A <sup>1</sup>		R/A <sup>1</sup>
Tentative Subdivision Map	A	R		R
Parcel Map (4 lots/units or less) <sup>2</sup>				A
Final Map <sup>2</sup>	A			R
Conditional Use Permit (CUP)		A	R	
Administrative CUP (A)			R	
Major Design Review <sup>3</sup>		A		
Minor Design Review <sup>4</sup>			A	
Intensity Transfers			A	
Sign Program			A	R
Temporary Use Permit				A
Site Plan & Architectural Review				A
Appeals <sup>5</sup>	A			

<sup>1</sup> Environmental documents must be approved by the approving body which has jurisdiction over the project.

<sup>2</sup> Information item only. No public hearing required.

<sup>3</sup> Major Design Review is required for all proposed projects within the RM-1 and RM-2 Residential Zones and single family lots less than 2,700 square feet (average) are subject to Major Design Review. Buildings within the "I" Zone 20,000 sf or less are exempt from Major Design Review pursuant to CVMC 19.14.582.

<sup>4</sup> Minor Design Review is required for all proposed projects within the SF-4 Residential Zone and lots served by alleys in the RM-1 Residential Zone and single family lots exceeding 2,700 square feet (average).

<sup>5</sup> Appeals shall be reviewed in accordance with CVMC Section 19.14.583.





### **3. Submittal Requirements**

#### **a. Design Review**

Design Review shall comply with the procedures and requirements set forth in CVMC Section 19.14.581 through 19.14.600, except that the Zoning Administrator shall have the authority for review and approval of any application for proposed residential uses within the SF-4 Residential Zone and lots served by alleys in the RM-1 Residential Zone and single family lots exceeding 2,700 square feet (average). The Zoning Administrator shall have, at his sole discretion, the right to refer such Design Review applications to the Planning Commission for their action. Submittal items shall include the following:

- i. Completed City of Chula Vista Development Services Department Application Checklist and all required submittal items listed therein.
- ii. Completed Design Review Compliance Checklist (see Exhibit 4), which shall be used to evaluate the proposed project's conformance with the adopted SPA Plan/Design Plans, Landscape Master Plan and Master Precise Plan, as applicable.
- iii. Other required Documents, Exhibits and Plans include:
  - Lighting Plan including location, type and shielding devices (if any) to shield adjoining properties from light spillage.
  - Color and Materials Board.
  - Site Photographs.
  - Written statement and/or exhibits, as applicable, indicating compliance with applicable required EIR mitigation measures and SPA/TM Conditions of Approval.
- iv. Additional items required with application to be updated upon project approval include the following:



- Planning area building-out concept plans if project does not include an entire planning area.
- Technical studies or information, as required, to demonstrate the project is in compliance with CEQA and/or City Regulations.



#### **Exhibit 4 - Design Review Compliance Checklist**

- ☐ Has the project complied with all Design Review submittal requirements (Chapter X)?
- ☐ Building Height: Is the building height consistent with the Development Regulations (Chapter III)?
- ☐ Building Setbacks: Is the building(s) setback consistent with the Development Regulations (Chapter III)?
- ☐ Building Use: Are the proposed uses within the building consistent with the Permitted land uses for the zoning district (Chapters I and II)?
- ☐ Intensity: Is the proposed intensity consistent with the Site Utilization Plan and Table (SPA)?
- ☐ Intensity Transfer: Will an Intensity Transfer be required to implement the project? If so, has the Zoning Administrator approved the transfer? (Documentation Attached)
- ☐ Parking: Does the project provide adequate parking spaces for the intended uses, based on (circle one)
  - A shared or management parking program previously approved;
  - An adequate shared or managed parking program submitted with the application;
  - Conventional City parking standards; or
  - Parking Regulations (Chapter VI)
- ☐ Parking circulation design: Is the design of parking circulation, gates, backup spacing, running radii and stacking distances adequate for the intended use(s)?
- ☐ Parking Space Sizes: Are the parking space sizes adequate for the use(s) intended?
- ☐ On Street Parking: If on street parking is being used to satisfy part of the parking requirement, have these spaces been used for a previously approved project?
- ☐ Parking Structure: If a parking structure is proposed that fronts on the street, has the street level been designed to enhance the pedestrian experience by (circle all that apply):



- Appearance softened with landscaping;
  - Street level residential units or uses other than parking structure;
  - Architecturally treated to provide an attractive finished aesthetic or artistic feature; or
  - Other acceptable design technique\
- ☐ Loading Areas: If loading areas are proposed, are these areas designed to minimize disruption to pedestrian and vehicular traffic?
- ☐ Trash: Are trash receptacles appropriately located out of public view or adequately screened?
- ☐ Encroachments: If encroachments into the public right-of-way are proposed, do these encroachments create any unacceptable public risks that are not addressed in the application? Has an encroachment permit been submitted? If so, attached documentation.
- ☐ Parks: Is the project consistent with park requirements?
- ☐ Affordable Housing: Is the project consistent with the Village 3 North Affordable Housing Plan?
- ☐ Subdivision: Does the project comply with the Conditions of Approval for the subdivision?
- ☐ Landscaping: Does the project comply with City landscape requirements and the Landscape Master Plan and the Master Precise Plan, as applicable?
- ☐ Lighting: Does the Lighting Plan describe the location, type and shields required to minimize light impacts on adjoining properties?
- ☐ Architecture: Is the architectural design consistent with the Village 3 North Design Plan and Master Precise Plan?
- ☐ Pedestrian Network: Does the project integrate with the Village 3 North pedestrian network?
- ☐ Property Ownership: Does the project require approval from any other property owners? If so, has this documentation been submitted to the City?
- ☐ Recommendation: Has the Applicant obtained Master Developer approval, modification, denial of the proposed project? Is the documentation attached?



- ☐ Design Review: Does the project require Design Review by the Planning Commission or Zoning Administrator?
- ☐ Water Quality: Do the plans demonstrate consistent with any applicable approved on-site Best Management Practices (BMPs) and Low Impact Development (LID) design strategies in conformance with the City's Storm Water Manual?
- ☐ CEQA Compliance: Is the proposed project consistent with prior CEQA approvals?



## **b. Intensity Transfers**

Application for Intensity Transfer shall be made to the Zoning Administrator by written request together with supporting documentation, a fee or deposit in accordance with the City Fee Schedule for Design Review, along with an agreement to pay any additional costs that may be required to review/process the application.

- i. The Builder/Applicant shall be required to submit the following items (as required for Design Review):
  - Written project description with statistics indicating the scope of the intensity transfer, including the transfer and receiving planning areas.
  - Updated Village 3 North and a Portion of Village 4 Site Utilization Plan Table.
  - Written evidence of approval from all property owners affected by the proposed intensity transfer;
  - Written statement(s) or updated reports from qualified professionals indicating that the transfer will not exceed the capacity of planned infrastructure;
  - Written statement and/or applicable exhibits demonstrating compliance with applicable required EIR mitigation measures and SPA/Subdivision conditions of approval.
- ii. After the intensity transfer is approved, the Builder/Applicant shall provide the updated SPA documents (text, tables and exhibits) in the quantity determined by the Development Services Director.
- iii. The Zoning Administrator shall take one of the actions listed below:
  - Approve the application as submitted;



- Approve the application with certain conditions; or
- Deny the application.

The action of the Zoning Administrator on an intensity transfer may be appealed in the same manner as provided for an appeal of a Design Review action. The Zoning Administrator shall approve the transfer by dating and signing the updated Site Utilization Plan/Table submitted by the Builder/Applicant and attaching any applicable conditions of approval. Copies of approved amended Site Utilization Tables shall be maintained within the Village 3 North and a Portion of Village 4 SPA documents. Approval of Intensity Transfers are not subject to review by the Planning Commission and shall occur prior to approval of a Design Review application.

### **c. Site Plan and Architectural Review**

Site Plan and Architectural Review shall comply with the provisions set forth in the CVMC Section 19.14.420.

#### **i. Permits, Variances and Zoning Applications**

The following permits, variances and zoning applications shall be subject to the applicable administrative procedures described in CVMC Section 19.14:

- Conditional Use Permits
- Zoning Permits
- Variances
- Home Occupations

#### **ii. Subdivision Standards and Procedures**

Tentative maps, parcel maps and final maps shall be consistent with the development standards set forth in the SPA, Village Design Plans and these Planned Community District Regulations and shall be processed in accordance with the procedures and submittal requirements set forth in Title 18 of the CVMC.

#### **iii. Village 3 North Landscape Master Plan**



The Master Developer shall submit a Village 3 North Landscape Master Plan. The purpose of the Landscape Master Plan is to provide an overall basis for reviewing specific landscape design at the site planning and public improvements stages. Except for the provisions set forth herein, the requirements for the application, review and approval process shall comply with CVMC Section 19.14.485.

iv. Village 3 North Master Precise Plan

The Master Developer shall submit a Village 3 North Master Precise Plan prior to or concurrent with submittal of the first site-specific Design Review application within the Village Core. The purpose of the Master Precise Plan is to coordinate the spatial relationships between buildings, structures, landscaping and public spaces as well as to ensure a unified design theme for signage, lighting and street furnishings within the Village Core in order to implement the vision of creating a pedestrian friendly Village 3 North Core. The Master Precise Plan provides an overall basis for reviewing specific site plan applications and proposed public improvements within the Village Core. Except for the provisions set forth herein, the requirements for the applicant, review and approval process of the Master Precise Plan shall comply with CVMC Section 19.56.042 through 19.56.48. No other Master Precise Plans shall be required within the Village 3 North and a Portion of Village 4 SPA Plan area.

- Enforcement

The City shall enforce the Planned Community District Regulations contained herein in accordance with the Implementation & Administration authority provided by the City's Charter and the Chula Vista Municipal Code.

- Monitoring And Updates

As provided in the Village 3 North and a Portion of Village 4 SPA Plan, a range of residential intensities are planned within the SPA. As provided in Section C.2.b. of these PC District Regulations, transfers between planning areas may occur during development. These changes





must be monitored to ensure compliance with the overall approvals of the project and the provision of certain population-based public facilities. Changes that include an increase in the number of residential units will require a corresponding increase in such facilities and a decrease in residential units will require a corresponding decrease in facility requirements.

In order to ensure continuing compliance with required standards, the Development Services Director shall maintain an administrative record beginning with the initial SPA Plan approval. The administrative record documents the assignment of intensity to the various Village 3 North planning areas and the intended compliance strategy for population based public facilities. This record shall be updated with each Design Review approval and/or Intensity Transfer as an administrative action following such approval. The amendment Village 3 North and a Portion of Village 4 Site Utilization Plan tables are provided within the SPA documents, along with the required Record of Design Review or Intensity Transfer Approvals.

The current administrative monitoring record and the associated changes, if any, shall be provided to the decision making body at the time of each Design Review Approval and/or density/intensity transfer. No proposal that would jeopardize compliance with population based public facility standards shall be approved. The Builder/Applicant for any Design Review application must submit the proposed revised Site Utilization Plan Table. After approval, the Development Services Director shall maintain these documents as official monitoring records and in digital form, accessible to other City Departments and the Village 3 North and a Portion of Village 4 Master Developer and Builders.

- Planning Commission

The Planning Commission shall review plans for the establishment, location expansion or alteration of uses or structures in all attached multi-family, Mixed-Use and Public Quasi-Public land use designations and shall approve, conditionally approve or deny such plans.



Single-family detached units within the RM1 zone may be subject to Planning Commission review at the discretion of the ZA.

The Planning Commission shall make its findings and action upon the provisions of the Otay Ranch General Development Plan, Village 3 North SPA Plan, Planned Community District Regulations, Village Design Plan and other associated regulatory documents.

- Planning Commission – Appeals Procedure

Decisions of the Planning Commission may be appealed to the City Council within 10 working days after the decision is filed with the City Clerk. The appeal shall be in writing and filed with the Development Services Department on forms prescribed for the appeal, and shall specify therein the argument against the decision of the Planning Commission. If an appeal is filed within the time limit specified and is determined to be valid, it automatically stays proceedings in the matter until the City Council makes a determination.

Upon the hearing of such appeal, the City Council may, by resolution, affirm, reverse or modify, in whole or in part, any determination of the Planning Commission. The resolution must contain a Finding of Facts showing wherein the project meets or fails to meet the requirements of this Chapter and the provisions of the Otay Ranch General Development Plan, Sectional Planning Area Plan, Planned Community District Regulations, Village Design Plan and other associated regulatory documents.

The Zoning Administrator shall determine from data submitted whether the proposed use will meet the development standards and design guidelines established in the Village 3 North Planned Community District Regulations and Village Design Plan, and shall approve the application upon making a positive finding. The application may be disapproved, may be approved as submitted or may be approved subject to conditions, specific changes or additions. The approval of the



Zoning Administrator shall be noted by endorsement upon two copies of all sketches.

In carrying out the purpose of this division, the Zoning Administrator shall consider in each specific case any or all of the following principles as may be appropriate:

It is not a purpose of this section to control design character so rigidly that individual initiative is stifled in the layout of any particular building or site and substantial additional expense incurred; rather, it is the intent of this division that any control exercised be the minimum necessary to achieve the over-all objective of the Village 3 North SPA plan and associated regulatory documents.

The siting of any structure on the property, as compared to the siting of other structures in the immediate neighborhood, shall be considered.

The size, location, design, color, number, lighting and materials of all signs and outdoor advertising structures shall be reviewed. No sign shall be approved in excess of the maximum limits set herein.

Landscaping is provided in accordance with the Village 3 North SPA Plan and associated regulatory documents shall be required on the site and shall be in keeping with the character or design of the site and existing trees shall be preserved whenever possible.

Ingress, egress and internal traffic circulation shall be so designed as to promote convenience and safety.

- Site Plan & Architectural - Appeals

Appeals from determinations by the Zoning Administrator shall be to the Planning Commission, upon written request for a hearing before the Commission. In the absence of such request being filed within seven days after determination by the Administrator, the determination shall be final.

The appeal shall be filed with the Planning & Building Department on the form required by the City, and accompanied by the non-refundable Required Fee. The



appeal shall include a statement of the reasons supporting the appeal, including a demonstration that any issues being raised were raised before the Zoning Administrator. Upon the proper filing of the appeal, the Director of Planning & Building shall cause the matter to be set for public hearing, giving the same notice as required in Sections 19.12.070 and 19.12.080 of the CVMC (19.12 Legislative Zoning Procedures: .070 = Hearings - Notices Required - Methods And Additional Contents Of Notice and .080 = Hearings - Notice Required – Contents).

Upon the hearing of an appeal, the Planning Commission may by resolution, affirm, reverse or modify, in whole or in any part, any determination of the Zoning Administrator. The resolution shall contain Findings of Facts showing wherein the project meets or fails to meet any applicable site plan and architectural principles or development standards and design guidelines established in the Village 3 North SPA Plan and Village Design Plan. A copy of the decision resolution of the Planning Commission shall be filed with the City Clerk and mailed to the applicant. The decision of the Planning Commission shall be final on the eleventh day after its filing, except where further appeal is taken as provided herein.

The applicant or other interested person may appeal the decision of the Planning Commission granting or denying site plan and architectural approval to the City Council within 10 days after said decision is filed with the City Clerk. Said appeal shall be filed with the City Clerk in writing upon forms provided by the City and be accompanied by the non-refundable Required Fee therefore. The appeal shall include a statement of the reasons supporting the appeal, including a demonstration that any issues being raised were raised during the public hearing. If a proper appeal is filed within the time limits specified, it automatically stays proceedings in the matter until a determination is made by the City Council on the appeal.

After hearing the appeal, the City Council may, by resolution, affirm reverse or modify, in whole or in any part, any determination of the Zoning Administrator or the Planning Commission. The Council resolution by



which the appeal is decided shall contain Findings of Facts showing wherein the project meets or fails to meet the applicable site plan and architectural principles in Section 19.14.470 of the CVMC (Administrative Procedures, Conditional Uses and Variances - Site Plan and Architectural Approval – Principles to be Observed), the provisions of the Design Manual, any design standards required for the project, or other non-conformity with the requirements of this Chapter. A copy of the decision resolution of the City Council shall be filed with the City Clerk and mailed to the applicant.

- Conditional Use Permit

The granting of a Conditional Use Permit is an administrative act to authorize permitted uses subject to specific conditions because of the unusual characteristic or need to give special consideration to the proper location of said uses in relation to adjacent uses, the development of the community and to the various elements of the general plan. The purpose of this section is to set forth the findings necessary for such administrative action and to establish a procedure for granting Conditional Use Permits.

After the public hearing, the Planning Commission or the Zoning Administrator may, by resolution, grant a Conditional Use Permit if the Planning Commission or the Zoning Administrator finds from the evidence presented at said hearing that all of the following facts exist:

That the proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood or the community.

That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.

That the proposed use will comply with the regulations and conditions specified in this code for such use.



That the granting of this conditional use will not adversely affect the General Plan of the City or the adopted plan of any governmental agency.

The Planning Commission or the Zoning Administrator shall make a written finding which shall specify facts relied upon in rendering said decision and attaching such conditions and safeguards as deemed necessary and desirable not more than 10 days following the decision of the Commission or the Zoning Administrator, and shall fully set forth wherein the facts and circumstances fulfill or fail to fulfill the requirements. A copy of this written Finding of Facts shall be filed with the City Clerk, with the Director of Planning & Building and mailed to the applicant. The decision of the Planning Commission or Zoning Administrator shall be final on the eleventh day following its filing in the office of the City Clerk, except where appeal is taken as provided herein.

- Conditional Use Permit - Appeal

The applicant or other interested party may appeal the decision of the Zoning Administrator to the Planning Commission within 10 days after said decision is filed with the City Clerk. Said appeal shall be in writing and filed in triplicate with the Planning & Building Department on forms provided by said department, and shall specify wherein there was an error in the decision of the Zoning Administrator. If an appeal is filed within the time limit specified, it stays proceedings in the matter until the Planning Commission makes a determination.

Where the Planning Commission denies an application by less than four votes, the applicant shall have the right to either a rehearing at the next Planning Commission meeting or an appeal to the City Council without payment of additional fees. The choice of alternatives shall be discretionary with the applicant. All other proceedings pertaining to appeals shall continue to apply.

- Variance

The granting of a Variance is an administrative act to allow a variation from the strict application of the adopted Village 3 North development regulations of the



particular zone, and to provide a reasonable use for a Neighborhood of property having unique characteristics by virtue of its size, location, design or topographical features, and its relationship to adjacent or surrounding properties and developments. The purpose of the Variance is to bring a particular Neighborhood up to parity with other property in the same zone and vicinity insofar as a reasonable use is concerned, and it is not to grant any special privilege or concession not enjoyed by other properties in the same zone and vicinity. The Variance may not be used to correct improper zoning. It is the purpose of this section to set forth the findings necessary for such administrative action and to establish a procedure for granting variances. In no case shall a Variance be granted to permit a use other than a use permitted in the district in which the subject property is situated.

The Zoning Administrator shall grant a Variance only when the following facts are found:

That a hardship peculiar to the property and not created by any act of the owner exists. Said hardship may include practical difficulties in developing the property for the needs of the owner consistent with the regulations of the zone; but in this context, personal, family or financial difficulties, loss of prospective profits, and neighboring violations are not hardships justifying a Variance. Further, a previous Variance can never have set a precedent, for each case must be considered only on its individual merits.

That such Variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same zoning district and in the same vicinity, and that a Variance, if granted, would not constitute a special privilege of the recipient not enjoyed by his neighbor.

That the authorizing of such Variance will not be of substantial detriment to adjacent property, and will not materially impair the purposes of these regulations or the public interest.





That the authorizing of such Variance will not adversely affect the general plan of the City or the adopted plan of any governmental agency.

- Variance Appeals

The applicant or other interested persons may appeal the decision of the Zoning Administrator to the Planning Commission within 10 days after the decision is filed with the City Clerk and the hearing on said appeal shall be processed by the Planning Commission in the same manner as a Conditional Use Permit within the original jurisdiction of the Planning Commission. The applicant or other interested persons shall have the same right of appeal from any determination of the Planning Commission in such instances as set forth in Sections 19.14.110 through 19.14.130 of the Chula Vista Municipal Code (*Administrative Procedures, Conditional Uses and Variances: .110 = Conditional Use Permit – Appeals Form – Contents – Effects of Filing, .120 = Conditional Use Permit – Appeals – City Clerk Duties and .130 = Conditional Use Permit – Appeals City Council Action – Resolution*) of the Chula Vista Municipal Code.

Upon the hearing of such appeal, the City Council may, by resolution, affirm, reverse or modify in whole or in part any determination of the Planning Commission, subject to the same limitations. The resolution must contain a Finding of Facts showing wherein the conditional use meets or fails to meet the requirements of CVMC Sections 19.14.080 through 19.14.100 of the CVMC (*Administrative Procedures, Conditional Uses and Variances: .080 = conditional use permit - prerequisites for granting, .090 = Conditional Use Permit – Public Hearing Procedure – Finding of Facts and .100 = Conditional Use Permit – Appeals Procedure Generally*). Not later than 10 days following the adoption of said resolution, the City Clerk shall transmit a copy of the resolution and finding to the Director of Planning & Building and shall mail a copy to the applicant.

Any Conditional Use Permit or Zone Variance granted by the City as herein provided shall be utilized within one year after the effective date thereof. A Variance or





Conditional Use Permit shall be deemed to be utilized if the property owner has substantially changed his/her position in reliance upon the grant thereof. Evidence of change of position would include completion of construction or any expenditures of money by the property owner preparatory to construction and shall also include the use of the property as granted. If there has been a lapse of work for the three months after commencement, the Conditional Use Permit or Zone Variance shall be void. The Commission may, by resolution, grant an extension of time contained in a currently valid Zone Variance or Conditional Use Permit without a public hearing upon appeal of the property owner, provided that there has been no material change or circumstances since the granting of the Variance or Conditional Use Permit which would be injurious to the neighborhood or otherwise detrimental to the public welfare.

## ***XII. Exceptions & Modifications***

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## **A. HEIGHT LIMITATION EXCEPTIONS**

Height limitations stipulated in these regulations shall not apply to:

1. Church spires, belfries, cupolas and domes, monuments, electric generating stations and liquefied natural gas tanks, water towers, fire and hose towers, observation towers, distribution and transmission towers, lines and poles, windmills, chimneys, smokestacks, flagpoles, radio towers, masts and aerials, or to parapet walls extending not more than four feet above the limiting height of the building;
2. Places of public assembly in churches, schools and other permitted public and semi-public buildings, provided that these uses are located on the ground floor of such buildings;
3. Bulkheads, elevator and stair penthouses, water tanks, barns, silos, monitors and scenery lofts, provided no lineal dimension of any such structure exceeds fifty percent of the corresponding street lot line frontage; or towers and monuments, fire towers, hose towers, cooling towers, gas holders or other structures where the manufacturing process requires a greater height; provided however, that no such structures above the heights otherwise permitted in the district occupy more than twenty-five percent of the area of the lot and are no less than twenty-five feet from any lot line which is not a street lot line.

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### ***XIII. Enforcement***

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**A. ENFORCEMENT BY CITY OFFICIALS**

The City Council, City Attorney, City Manager, City Engineer, Public Works Director, Fire Chief, Chief of Police, Development Services, Recreation Director, City Clerk and all officials charged with the issuance of licenses or permits shall enforce the provisions of this ordinance. Any permit, certificate or license issued in conflict with the provisions of this ordinance shall be void.

**B. ACTIONS DEEMED NUISANCE**

Any building or structure erected hereafter, or any use of property contrary to the provisions of a duly-approved Design Review, Site Plan, Variance, Conditional Use Permit, or Administrative Review and/or this ordinance shall be declared to be unlawful and a public nuisance *per se* and subject to abatement in accordance with local ordinance.

**C. REMEDIES**

All remedies concerning this ordinance shall be cumulative and non-exclusive. The conviction and punishment of any person hereunder shall not relieve such persons from the responsibility of correcting prohibited conditions or removing prohibited buildings, structures, signs or improvements, and shall not prevent the enforced correction or removal thereof.

**D. PENALTIES**

Any person, partnership, organization, firm or corporation, whether as principal, agent, employee or otherwise, violating any provisions of this ordinance or violating or failing to comply any order or regulation made hereunder, shall be guilty of an infraction and, upon conviction thereof, shall be punishable as provided by local ordinance.



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# Village Design Plan

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## Village 3 North



ADOPTED DECEMBER 2, 2014  
Resolution 2014-234

December 2, 2014



# Village Design Plan

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## Village 3 North

**Applicant:**

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C/O Meadow Lane  
1392 E. Palomar Street, Suite 202  
Chula Vista, CA 91913

**Prepared by:**

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#### ATTACHMENT "A" - Approved Plant List

# 1. Introduction



- A. Design Plan Document
- B. Design Review Process





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# 1. Introduction

## A. Design Plan Document

### 1. Village Design Plan

The Otay Ranch General Development Plan (GDP) requires that a Village Design Plan be prepared for each village at the Sectional Planning Area (SPA) level of planning. The Village Design Plan guides planning and development by defining intended character and design elements of the village. It provides guidance for developers and designers in creating the village and it will be used by the City of Chula Vista to evaluate the village design.

The Village 3 North Design Plan guides the design of sites, buildings and landscapes within the village to ensure that the quality of the adopted urban design and architectural concepts established for the overall Otay Ranch community are maintained. The design plan identifies a theme for Village 3 North and delineates that identity through streetscape and landscape design, signage programs, and architectural and lighting guidelines. The design plan also identifies the village core design concepts that will implement Otay Ranch's planned pedestrian orientation.

This introductory section of the Village Design Plan provides a description of the design review process for development within Village 3 North. Section II describes the Village 3 North setting, land use plan, and the design theme of the village. The following sections describe the overall village design features and provide guidelines for the Village Core, office and multi-family and single family residential developments.

### 2. Companion Documents

#### *Otay Ranch GDP Overall Design Plan*

The guiding framework plan is the Otay Ranch GDP Overall Design Plan. The Overall Design Plan provides general design guidelines appropriate to the pedestrian and transit-oriented village concepts envisioned for the community.

#### *Village 3 North Planned Community (PC) District Regulations*

The PC District Regulations establish land use development standards and appropriate regulations (zoning) for all construction within the Village 3 North project area. All proposed developments must adhere to the land uses, setbacks, building heights and similar regulatory criteria specified in the PC District Regulations.



---

## 1. Introduction

### ***Village 3 North Core Master Precise Plan(s)***

Village Core Master Precise Plan(s) will be prepared to provide additional design direction within the Village Core areas. A Master Precise Plan must be approved and adopted prior to the issuance of building permits for the first multi-family or mixed use development within the village core area.

Separate Site Plans for the Mixed Use area will establish a more detailed framework for Village Core implementation; taking into consideration the Village Core Concept Plan, yet allowing flexibility for subsequent Individual Site Plan preparation should additional detail be necessary. Site Plans shall include the following:

- ❖ Building Design/Siting – Locations of proposed structures.
- ❖ Pedestrian/Vehicle/Transit Access – Identification of pedestrian, bike and vehicle access and circulation for all planning areas within the Village Core.
- ❖ Urban Character/Architecture – Identification of architectural style and key urban elements, including the transit station design.
- ❖ Lighting/Signing/Street Furnishings – Specifications for lighting fixtures, signage and street furnishings.

## **B. Design Review Process**

### **1. Process**

Formal design review processes have been established in the Village 3 North PC District Regulations to ensure all development within Otay Ranch is consistent with City of Chula Vista policies and development standards, Otay Ranch GDP Overall Design Plan, Village 3 North Design Plan and PC District Regulations. The process requires preparation of site, landscape and architectural plans that will be reviewed and approved by the Master Developer, City of Chula Vista Director of Development Services and/or City of Chula Vista Planning Commission, depending on the type of proposed project. The various review processes are described greater detail in Chapter X, Implementation & Administration of the Village 3 North PC District Regulations.

### **2. Master Developer Review**

The Village 3 North infrastructure and building lots will be developed by the Master Developer. Most of the elements described in Section II of this document, including landform grading, village entries and streets will be implemented by the Master Developer. The development of commercial, office and community-serving uses, multifamily and single family residential



---

## 1. Introduction

neighborhoods will be by Merchant Builders and/or builder(s) affiliated with the Master Developer. A design review process has been created to facilitate development by Merchant Builders within the unique village planning concepts of the Otay Ranch planned community.

The design review process includes two integrated procedures: preliminary design review by the Master Developer and review and approval by the City of Chula Vista. The process requires the Merchant Builder to formulate the design for their parcel and review it with the Master Developer prior to formal application and review by the City. The review requirements of the Master Developer are intended to ensure that the builder's intended product and designs meet the standards and criteria for the entire planned community. The Merchant Builder's design submittal package to the Master Developer would typically consist of preliminary site, landscape and architectural plans. Following review of the Merchant Builder's schematic design, a continuing exchange of information will be expected as the design is finalized and the City's review process begins. Final, approved plans shall be provided to the Master Developer. If there is no Master Developer available to facilitate this process, design review will move directly to the City, unless otherwise specified in project CC&Rs.

### 3. City of Chula Vista - Minor Design Review

The Development Services Director is authorized to approve applications as provided in Section 19.14.030 of the Chula Vista Municipal Code and described in greater detail in the Village 3 North PC District Regulations, Chapter X. The Minor Design Review process shall be used for all single-family detached units on lots of/or exceeding an average size of 2,700 square feet, including all proposals in the SF-4 zone designation and lots served by alleys in the RM-1 Zone which have tentative subdivision map approval. All proposals shall be consistent with the Village 3 North PC District Regulations and Design Plan.

### 4. City of Chula Vista - Major Design Review

All proposals for single-family detached units on lots less than an average size of 2,700 square feet (except detached alley homes), all attached products within the RM-1 and RM-2 zone designations, and all proposals for non-residential land uses except (except public parks and private recreation areas), are subject to the Major Design Review process as described in CVMC Sections 19.14.581 (through 19.14.600). The Planning Commission shall review plans as required by the Village 3 North PC District Regulations, Chapter X, Implementation & Administration. Findings shall be based on the City's Design Manuals and this Village 3 North Design Plan. All Public Parks shall be approved by the Parks and Recreation Commission.

### 5. Appeals

An appeal to the City Council on a decision of the Planning Commission may be filed as provided for in Section 19.14.583 of.





## II. Village Structure



- A. Village Identity
- B. Village Perimeters
- C. Entryways/Identity Concept
- D. Streetscape Design Concept
- E. Non-Vehicular Circulation
- F. Village Park Concepts
- G. Wall & Fence Concepts
- H. Lighting Concepts



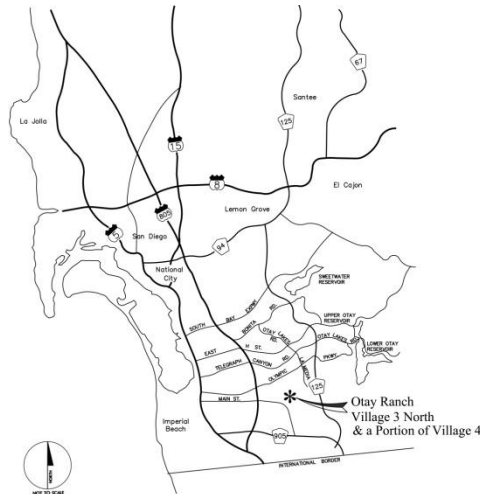


## 11. Village Structure

### A. Village Identity

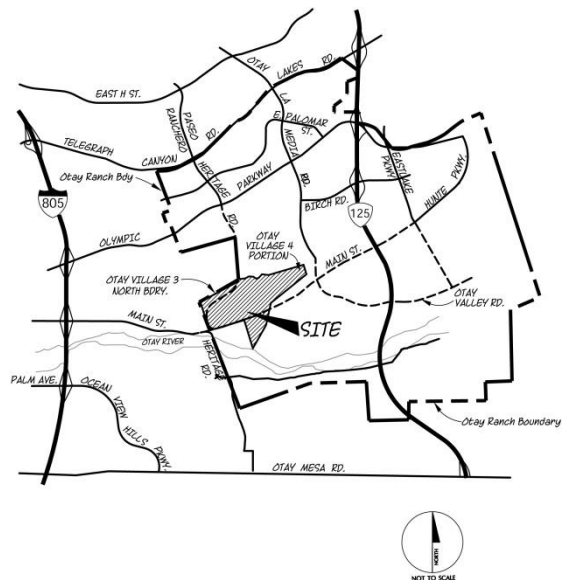
#### 1. Village Setting and Design Influences

Village 3 North is located on a mesa north of the Otay River Valley within the Otay Valley Parcel of Otay Ranch. The site slopes from north to south and provides view opportunities across the Otay River Valley to the south and Wolf Canyon and mountains to the east.



Otay Ranch Village 2 and the Otay Landfill are located to the north, the future Village 4 Area is located to the east, existing industrial land uses are located to the west and the Otay River Valley is to the south. A Rapid Bus Route is planned along Main Street and a transit stop/station is proposed south of Village 3 North. The village core is located in the northeast corner of Village 3 North, placing neighborhood serving mixed use commercial, office, a public neighborhood park and an elementary school site within walking distance of a majority of village

residents. The Village 3 North portion of the Otay Ranch Business Park is separated from the Village Core by Heritage Road. The Otay Valley Regional Park is located south of Village 3 North within the Otay River Valley. Pedestrian linkages are planned between the southern residential neighborhoods and the regional park.





## 11. Village Structure

### 2. Pedestrian/Multi-Modal Orientation

The Otay Ranch pedestrian and multi-modal oriented design concepts have been implemented in the village design. Village 3 North has village-serving land uses located within a grid street pattern as a basis for the pedestrian-oriented village design. The grid street pattern provides a variety of circulation routes through the village. The circulation system includes sidewalks separated from the roadway by parkways, tree-lined walkways, pedestrian-scaled lighting and other amenities. The pedestrian circulation system incorporates promenade trails, a Village Pathway through the village core and connections to the City's regional trail system. The circulation system may include local bus service extending through the village with strategically located stops. In addition, a community serving Rapid Bus route is proposed along Main Street.

Bicycle circulation is also planned within Village 3 North. Class 2 Bike Lanes are planned along Main Street and Heritage Road, connected to additional Class 2 Bike Lanes within the village.

Bicyclists have the option of utilizing the off-street Village Pathway or Class 2 Bike lanes which provide connections through the village core. Sharrows will be utilized on the Modified Residential Promenade Streets connecting residential neighborhoods to the Bike Lanes provided.







## 11. Village Structure

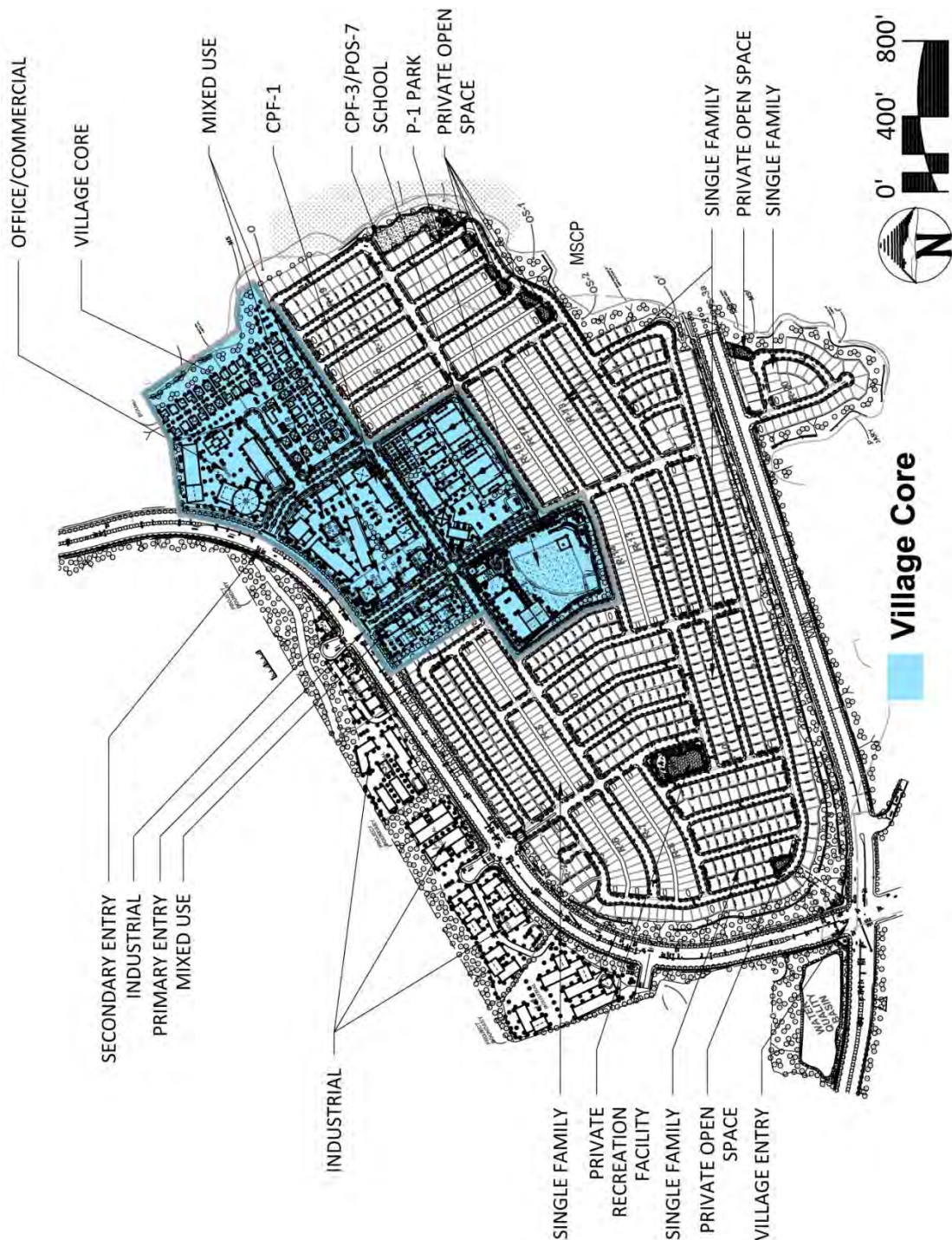


Exhibit 1  
**Village 3 North Illustrative Plan**

*Note: Please see map pocket for full sized Illustrative. This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.*



## 11. Village Structure

### 3. Urban Theme and Character

Santa Barbara, California is the inspiration for the urban theme and character of Village 3 North. California architecture is defined as architecture that responds to the California climate and is derived from Spanish and Mediterranean architecture. Defining features historically included plaster, adobe, stucco, concrete and stone building materials in light colors and low-pitched roofs covered in tile or Monterey styled wood shingles. Landscape design and horticulture were an important part of historical Santa Barbara.

The defining design features of Santa Barbara architecture are particularly applicable to the pedestrian and multi-modal transportation design of the Village 3 North Village Core. The “Main Street” will be designed with arcades and outdoor seating and gathering spaces. Design



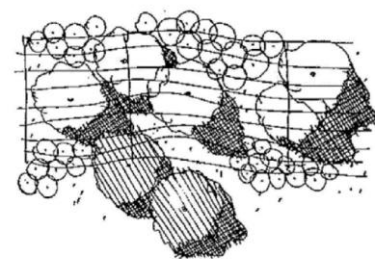
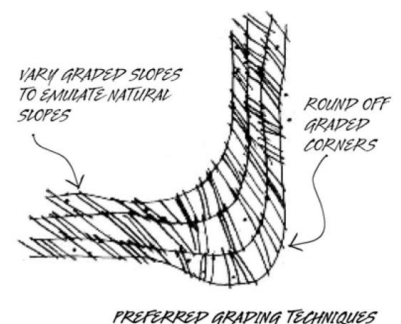
elements may include awnings, trellises and a variety of street trees to define and highlight the created spaces. In addition to trees, the landscaping may include planting areas with a variety of colorful shrubs, groundcover and vines, as well as potted and hanging accent plants. Architecture in the Village Core mixed use commercial/office area will allow for variety but maintain a strong basis in Mediterranean/Hispanic architecture. The design theme will extend to village-serving buildings such as elementary school and recreational facilities.

### 4. Landform Grading

The natural sloping landform provides the opportunity to tier the site and create a fairly level, pedestrian-oriented village core. On the north side of the village, the topography slopes from north to south from Heritage Road to Main Street. The Otay River Valley preserve open space is located below the village to the south. The site design of the village follows the undulating landform of the canyon.

Building sites have been created in terraces and streets are located within the topography to adhere to City horizontal and vertical curve standards.

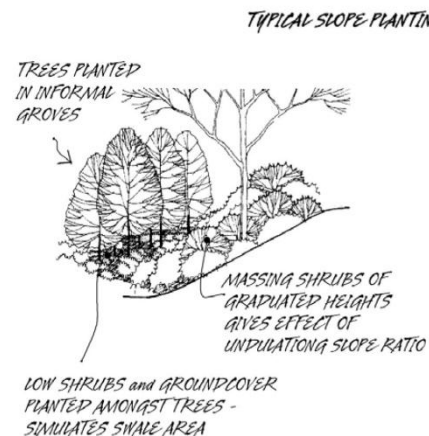
The design plan for the village strives to minimize grading and create an aesthetically pleasing landform. The following are guidelines for grading and slope design:





## 11. Village Structure

- ❖ Create elevation changes within the property that strive for a balance of cut and fill grading.
- ❖ Use grade changes to optimize views and a sense of spaciousness.
- ❖ Use grade changes between different land uses where separation and buffering is desired.
- ❖ Avoid, where possible, creating slopes over 25 feet in height to minimize a sense of enclosure, particularly in residential rear yards.
- ❖ Use landform grading techniques, where appropriate, in slopes over 25 feet in height.
- ❖ Use varied-height trees, shrubs and groundcovers to undulate the surface of slopes.
- ❖ Minimize surface runoff and erosion potential by planting slopes with low water consumptive and drought tolerant plants.
- ❖ Use state-of-the-art erosion control, irrigation and water management practices to protect slopes.



## 5. Landscape Concept

The landscape concept is to integrate Village 3 North with the overall Otay Ranch design theme to create a distinct internal village design theme. The Otay Ranch design theme is addressed by extending established arterial streetscape designs and perimeter slope landscape designs into the Village 3 North landscape plan. Within the village, the Santa Barbara-inspired design theme will be created through a comprehensive landscape plan that addresses the design of outdoor spaces, features, furnishings and the use of a variety of trees, shrubs and groundcovers. Derivatives of the Santa Barbara style including Spanish, Mediterranean, Monterey and California Craftsman architecture will compliment the landscape.



Jacaranda trees and other stately evergreens provide key linkage between the neighborhoods. Shrubs and ornamental grasses such as Lily-of-the-Nile, Lavender and Fortnight Lily and other vibrant plant materials, accentuate important destinations. The plant palette is a collection of water efficient material that connects the diversity in California-inspired architectural styles.





## 11. Village Structure

The California-inspired design theme will be created through a comprehensive landscape plan that addresses the design of outdoor spaces, features, furnishings and the use of a wide variety of trees, shrubs and groundcovers. The landscape concept is illustrated in the provided Landscape Concept Plan (Exhibit 2). Descriptions of landscapes within zones are provided in the following sections.



Additional information about the Village 3 North landscape plan is provided in the Preserve Edge Plan. The Village Landscape Master Plan and the Village Core Master

Precise Plan(s), developed after the SPA Plan is approved, will provide more detailed descriptions of the Village landscapes. See Village 3 North and a Portion of Village 4 Fire Protection Plan, Attachment 2, for additional plant palette information.



The Village 3 North landscape theme is an assembly of California's architectural history. Village-wide architectural styles, including Spanish Eclectic, Spanish Mission, California Craftsman, Monterey, Prairie and Mediterranean will blend seamlessly with the landscape, providing an elegant and cohesive community.



## 11. Village Structure



Exhibit 2  
Landscape Concept Plan



## 11. Village Structure

### B. Village Perimeter and Slope Design

Village 3 North landscape is compatible with the established Otay Ranch design theme visible from the village and the City's Water Conservation Ordinance. Perimeter slopes are one of the dominant landscapes visible from public view. Distinct landscape designs have been developed for the project perimeters: Main Street to the south, Wolf Canyon and Village 4 to the east and the Otay River Valley to the south. The following describes the design concepts and primary plant species that will create slopes complementary to the overall Otay Ranch theme. The design concepts and plant palettes described below are consistent with the Village 3 North Preserve Edge Plan and Otay Valley Regional Park Private Development Guidelines and are subject to requirements of the University Villages – Village 3 North and a Portion of Village 4 Fire Protection Plan and City of Chula Vista Landscape Manual. Signage within areas adjacent to the MSCP shall be provided and must meet the requirements of the City of Chula Vista and Preserve Owner/Manager.



#### 1. Plantable Retaining Wall Systems

Plantable retaining wall systems are planned at both the perimeter and at internal slopes within Village 3 North. The plantable wall system



plantable face softens the visual impact of large retaining structures.

The plantable wall transforms a grade transition into a vegetated “steepened slope” instead of a concrete scar across a hillside. Per OVRP Design Standards and Guidelines, Section 5.3.2, “If





## 11. Village Structure

large retaining walls are necessary then they should be the type of construction that allows for planting on the walls....” Plantable walls are proposed along Heritage Road, Main Street and at the perimeter of the village. Vegetation covering the face of the retaining walls will create seamless transitions between natural areas, landscaped slopes and plantable retaining walls, and create enhances visual experiences for Otay Valley Regional Park users.



### 2. Perimeter Slopes

The 100' Brush Management Zone (BMZ) occurs at the perimeter of Village 3 North and a Portion of Village 4. Manufactured slopes, a single-loaded residential street, a portion of the CPF-3/POS-7 Private Recreation Facility and a portion of a multi-family site are proposed within this zone. Retaining walls are planned at the toe of slope outside of the Preserve Area<sup>1</sup>. Consistent with the Chula Vista MSCP Subarea Plan and Village 3 North and a Portion of Village 4 Preserve Edge Plan, a 100' BMZ and Preserve Edge is also provided, outside of the Preserve. Native plants (non-irrigated) will be used on manufactured slopes within half of the Preserve Edge area. However, consistent with the Chula Vista MSCP, the first 50' of the BMZ will be irrigated and planted with native-compatible plant species. Temporary irrigation may be utilized outside the first 50' of the BMZ during plant establishment, subject to approval of the Development Services Director. The Preserve Edge Plan provides detailed irrigation

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<sup>1</sup>The geogrid associated with the Plantable Retaining Walls must not encroach into the public right-of-way or private residential lots.



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## 11. Village Structure

requirements. The plant palette is provided in Attachment A and is subject to the requirements of the Chula Vista MSCP Plan, Preserve Edge Plan and the Village 3 North and a Portion of Village 4 Fire Protection Plan and the approval of the Chula Vista Development Services Director. The Plantable Retaining Wall Plan is depicted below (Exhibit 3). Slope conditions at the project perimeter are described below.

The OVRP Standards and Guidelines, Section 5, Private Development Guidelines include principles for private development adjacent to the OVRP. Consistent with these principles, manufactured perimeter slopes adjacent to the OVRP complement and do not negatively impact the park by utilizing the following techniques:

- Perimeter slopes follow the existing topography, blending the site into natural topography and preserving natural drainages between Village 10 and the Otay River Valley.
- Landscape buffers are planted with native plant materials, consistent with the Village 8 East Fire Protection Plan and Preserve Edge Plan.
- Retaining walls are planted and irrigated to avoid large expanses of blank walls and blending the retaining walls into the natural setting, making them virtually undetectable with full landscape cover. Wherever possible plantable retaining walls are split into two sections, providing opportunities to screen the walls with native landscaping in front of the wall and reduce single wall heights.
- Non-residential fencing at the perimeter is typically post & rail, permitting views to and from the park.
- Residential fencing at the perimeter is typically, 2' of block with 4' of view fencing, permitting views to and from the park.
- Lighting at the perimeter must be directed away from the Preserve/OVRP by placing light fixtures in appropriate locations and shielding lamps.





## 11. Village Structure

### a. Perimeter Slopes @ Main Street

This landscape zone occurs adjacent to Main Street. Transition planting will occur on irrigated/manufactured slopes with an indigenous landscape with taller, open trees at the top of slopes and lower trees and shrubs at mid slope along these existing arterials. Slopes adjacent to the MSCP Preserve must be planted with native species and are subject to the Preserve Edge Plan and the “Approved Plant List” provided in Attachment A to this document.

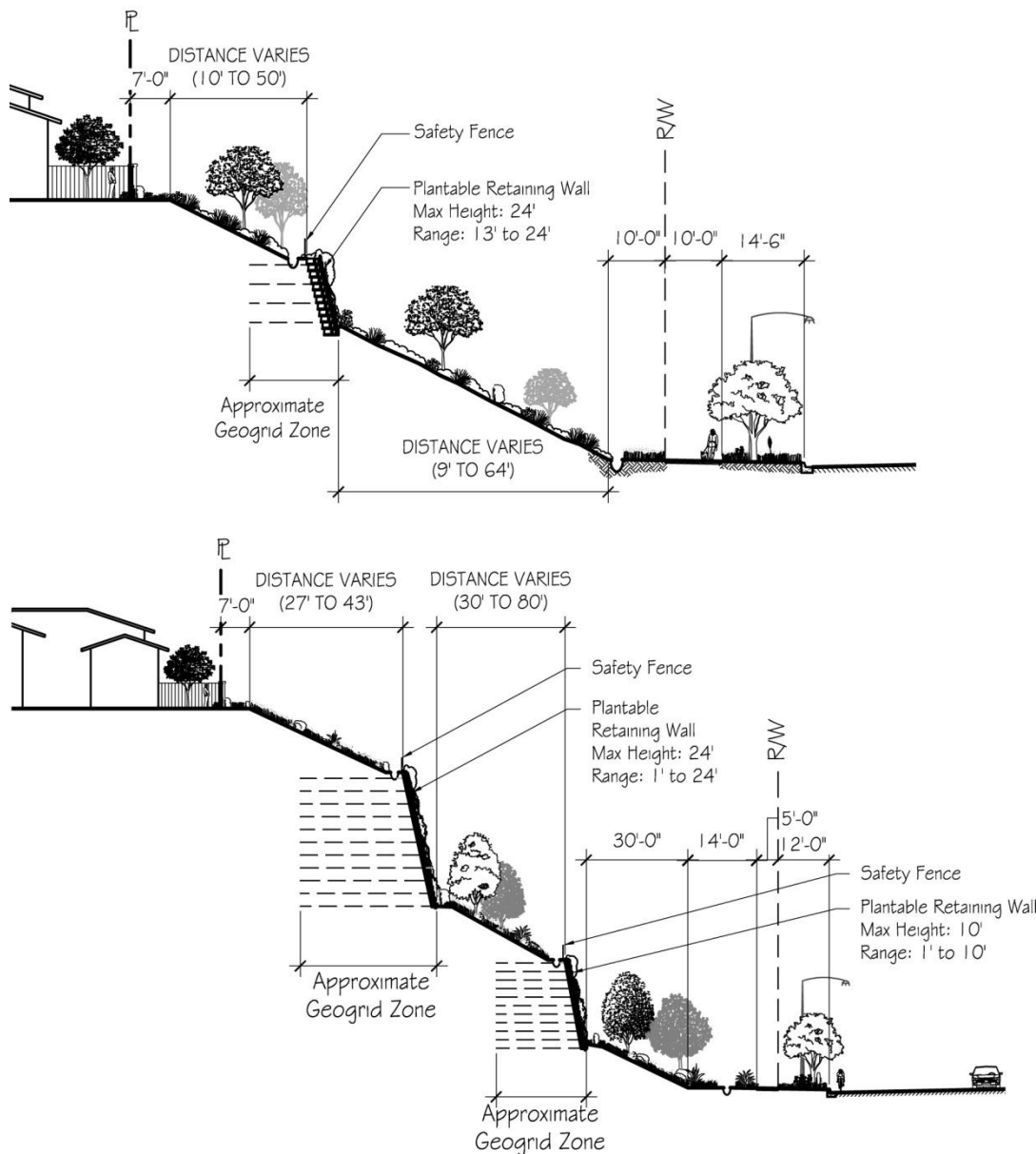


Exhibit 4

### Perimeter Slope at Main Street Concepts

Note: Plantable wall location, height, setback, and geogrid zone are conceptual, subject to final engineering design.





## II. Village Structure

### Plant Palette:

#### Slope trees:

*Geijera parviflora*  
*Jacaranda mimisifolia*  
*Metrosideros excelsa*  
*Quercus agrifolia*  
*Rhus lancea*  
*Tristania conferta*

Australian Willow  
Jacaranda  
New Zealand Christmas Tree  
Coast Live  
African Sumac  
Brisbane box



#### Slope Shrubs & Groundcovers:

*Agave attenuata*  
*Aloe species*  
*Ceanothus species*  
*Cistus species*  
*Cotoneaster dammeri* 'Lowfast'

*Echium fastuosum*  
*Heteromeles arbutifolia*  
*Limonium perezii*  
*Yucca schidigera*  
*Yucca whipplei*

Century Plant  
Aloe  
Carmel Creeper  
Rock Rose  
Bearberry  
Cotoneaster  
Pride of Madeira  
Toyon  
Sea Lavender  
Mojave Yucca  
Foothill Yucca



#### Hydroseed Mix (Slopes):

*Camissonia cheiranthifolia*  
*Eschscholzia maritima*

Beach Evening Primrose  
Coastal California Poppy

*Lasthenia californica*  
*Limonium californicum*  
*Lupinus nanus*

California Gold Rush  
Coastal Statice  
Dwarf Lupine



#### Hydroseed Mix (Plantable Retaining Walls):

*Camissonia cheiranthifolia*  
*Eriophyllum confertiflorum*  
*Lasthenia californica*  
*Mimulus aurantiacus*  
*Sisyrinchium bellum*

Beach Evening Primrose  
Golden Yarrow  
California Gold Rush  
Sticky Monkey Flower  
Western Blue-Eye Grass





## 11. Village Structure

### b. Slopes @ Heritage Road

This corridor will be planted and irrigated with an indigenous landscape palette. More ornamental shrubs and trees will be utilized at key intersections to create a sense of arrival and entry.

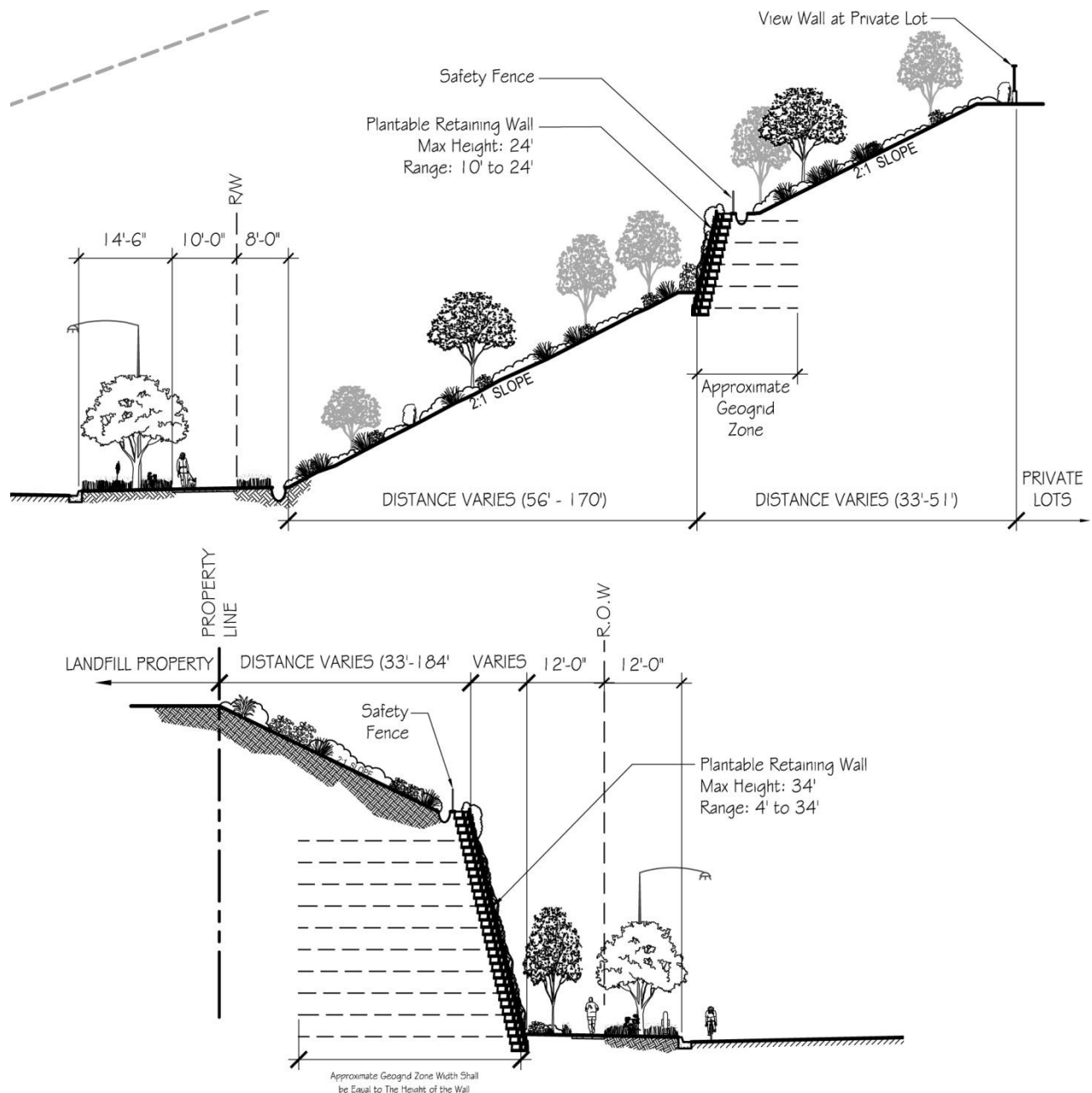


Exhibit 5  
Slopes at Heritage Road Concept

Note: Plantable wall location, height, setback, and geogrid zone are conceptual, subject to final engineering design.



## II. Village Structure

### Plant Palette:

#### Slope trees:

*Geijera parviflora*

*Jacaranda mimosifolia*

*Metrosideros excelsa*

*Quercus agrifolia*

*Rhus lancea*

*Tristania conferta*

Australian Willow

Jacaranda

New Zealand Christmas Tree

Coast Live

African Sumac

Brisbane box



#### Slope Shrubs & Groundcovers:

*Agave attenuata*

*Aloe species*

*Bougainvillea species*

*Echium fastuosum*

*Heteromeles arbutifolia*

*Limonium perezii*

*Myoporum parvifolium* Putah Creek

*Rosmarinus officinalis*

Century Plant

Aloe

Bougainvillea

Pride of Madeira

Toyon

Sea Lavender

No Common Name

Rosemary



#### Hydroseed Mix (Slopes):

*Camissonia cheiranthifolia*

*Eschscholzia maritima*

Beach Evening Primrose

Coastal California Poppy

*Lasthenia californica*

*Limonium californicum*

California Gold Rush

Coastal Statice



#### Hydroseed Mix (Plantable Retaining Walls):

*Clarkia Botta*

*Eriophyllum confertiflorum*

*Lasthenia californica*

*Melica imperfida*

*Mimulus aurantiacus*

*Sisyrinchium bellum*

Botta's Clarkia

Golden Yarrow

California Gold Rush

California Melic

Sticky Monkey Flower

Western Blue-Eye Grass



## 11. Village Structure

### c. Slopes @ Preserve Edge

Consistent with the Chula Vista MSCP Subarea Plan, OVRP Design Standards Guidelines (Section 5, Private Development Guidelines) and Preserve Edge Plan, a 100' brush management zone /Preserve Edge is provided, outside of the Preserve. Native plants (non-irrigated) will be used on manufactured slopes within half of the Preserve Edge area. However, consistent with the Chula Vista MSCP, the first 50' of the Brush Management Zone will be irrigated and planted with native-compatible plant species. Temporary irrigation may be utilized outside the first 50' of the Brush Management Zone during the plant establishment period, subject to approval of the Development Services Director. However, consistent with the Village 3 North Fire Protection Plan, the plantable retaining walls must be permanently irrigated. The Preserve Edge Plan provides detailed irrigation requirements. The "Approved Plant List" is provided in Attachment

A to this document is subject to the requirements of the Fire Protection Plan, Preserve Edge Plan and the approval of the Chula Vista Development Services Director.





## 11. Village Structure

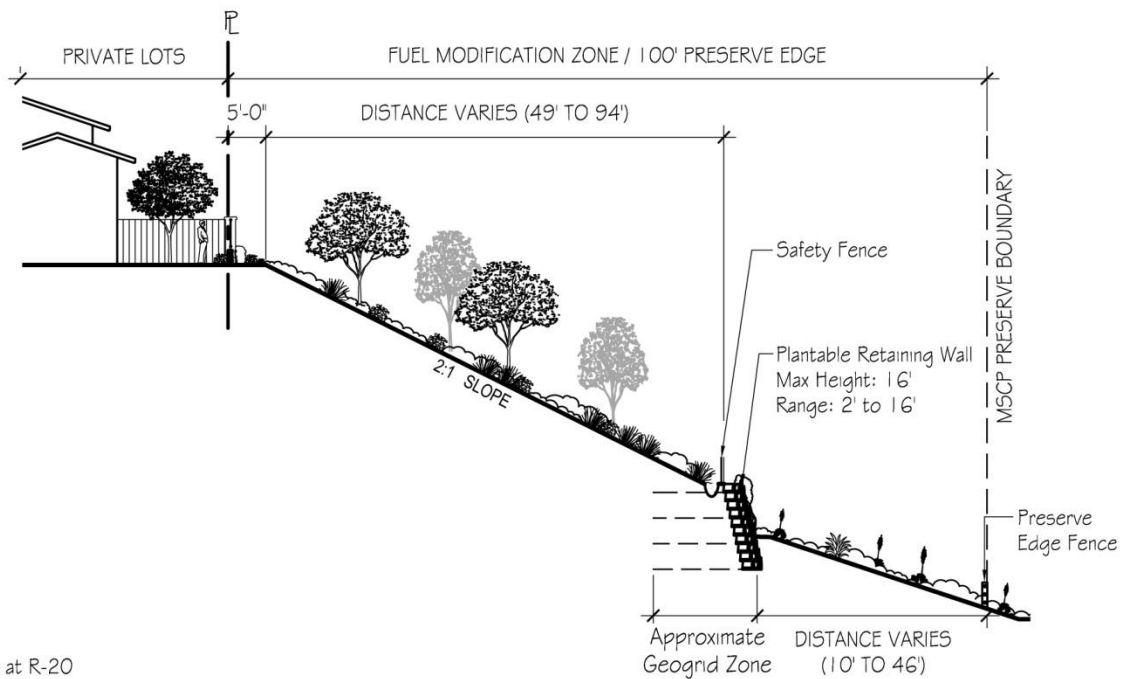
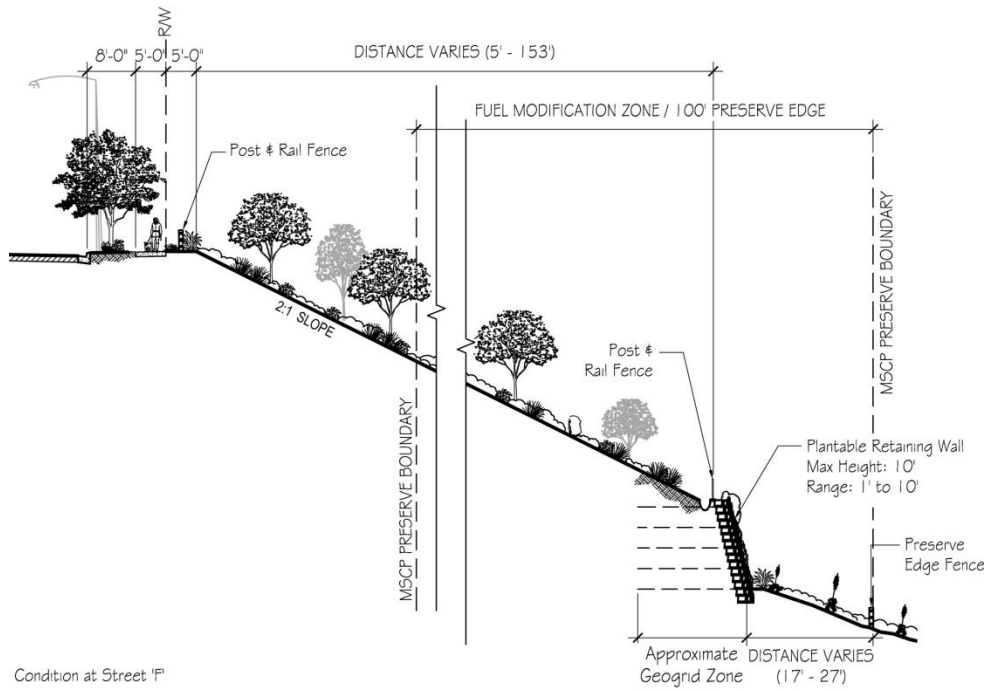


Exhibit 6  
Perimeter Walls at Preserve Concepts

Note: Plantable wall location, height, setback, and geogrid zone are conceptual, subject to final engineering design.





## 11. Village Structure



### Plant Palette:

See “Approved Plant List,” provided as Attachment A to this document. Planting and irrigation requirements are provided in the Fire Protection Plan and Preserve Edge Plan.

### C. Entryways/Identity Concept

Entry landscape features and monument signs identify the village and contribute to the establishment of the village design theme. A hierarchy of entries has been established to help direct visitors to Otay Ranch, Village 3 North and neighborhood areas of the village. Descriptions of these entries follow.



#### 1. Ranch-Wide Entry & Ranch Corner Marker – Main Street & Heritage Road

The Ranch-wide entry monument is planned at the northeast corner of the intersection of Heritage Road and Main Street. Per the Otay Ranch Overall Design Plan, a Ranch Corner Marker is also incorporated into this design to mark the southwestern Ranch boundary. The landscape palette for the median and parkways is provided below.



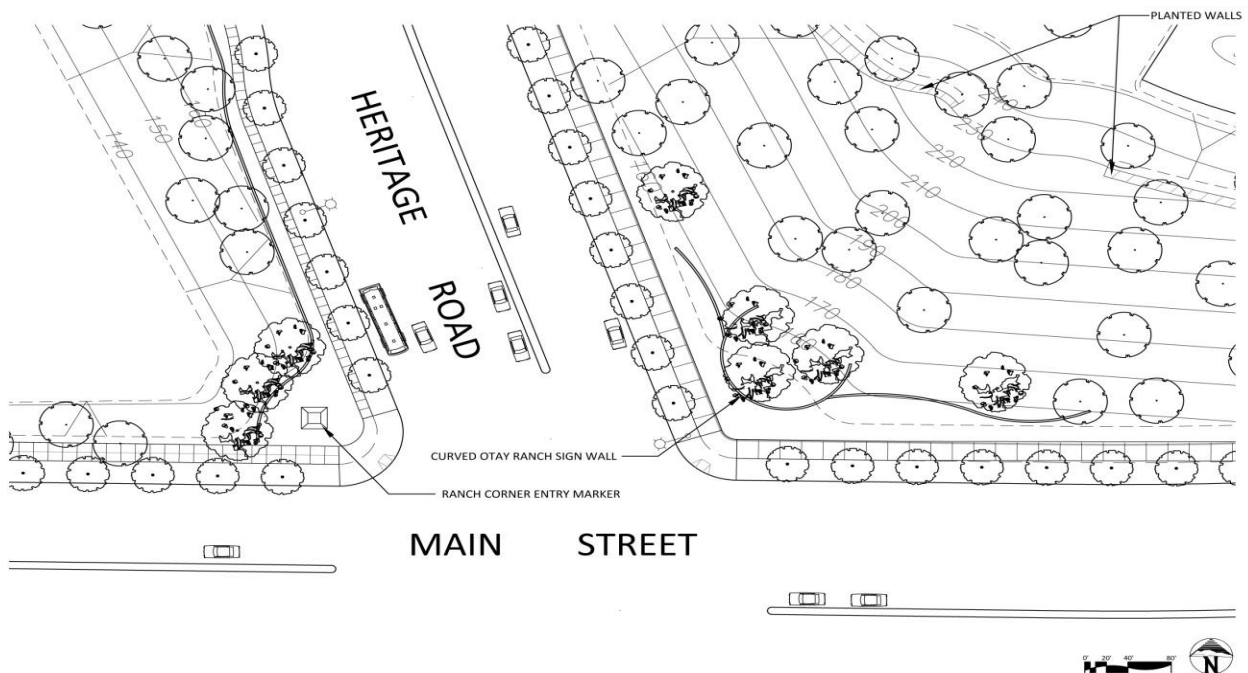


## 11. Village Structure



**RANCH ENTRY - HERITAGE ROAD**

1" = 20'-0"







## 11. Village Structure



Ranch Corner Marker ~ Heritage Road



Ranch Entry ~ Heritage Road

Exhibit 7

Otay Ranch-Wide Entry & Corner Marker (Main Street @ Heritage Road)



## 11. Village Structure

### Plant Palette:

#### Trees:

<i>Platanus acerifolia</i> 'Columbia'	California sycamore
<i>Populus nigra</i> 'Italica'	Lombardy Poplar
<i>Quercus agrifolia</i>	Coast Live Oak

#### Shrubs, Groundcovers & Ornamental Grasses :

<i>Agave attenuata</i>	Century Plant
<i>Aloe species</i>	Aloe
<i>Cistus species</i>	Rock Rose
<i>Dianella spp.</i>	Flax Lily
<i>Echium fastuosum</i>	Pride of Madeira
<i>Limonium perezii</i>	Sea Lavender
<i>Phormium species</i>	Flax

## 2. Primary Village Entry – Heritage Road

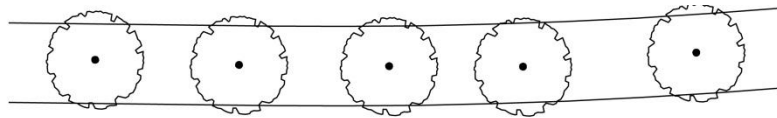
The primary village entry is planned at Heritage Road and Santa Picacho. This entry brings residents and visitors through the heart of the Village 3 North Core. A variety of plant species will be used to complement the California-inspired architectural theme and image of Village 3 North. Low, stucco walls with accent tiles behind the sidewalk and within the median, anchored by planters provide the signature monumentation for Village 3 North. The landscape palette for the median and parkways is provided below.







## 11. Village Structure



HERITAGE ROAD

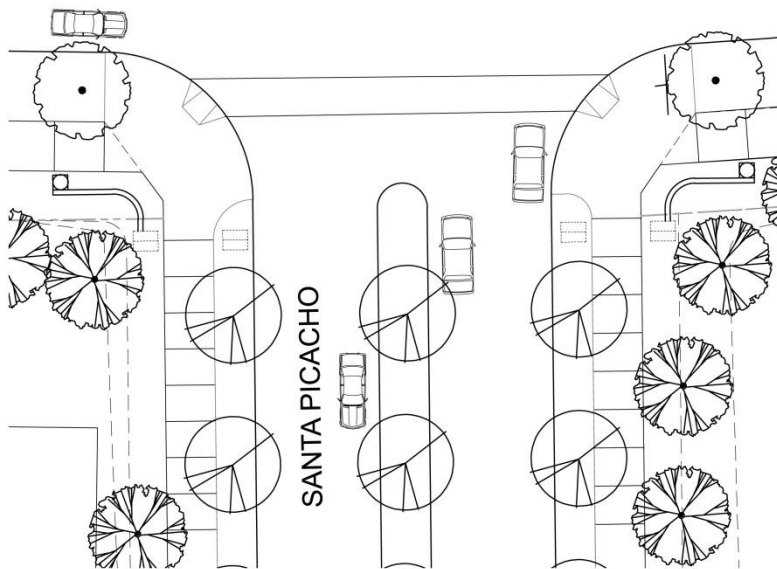


Exhibit 8  
Primary Village Entry Concept Plan (Heritage Road @ Santa Picacho)



## 11. Village Structure

### Plant Palette:

#### Trees:

<i>Calodendrus decurrens</i>	Incense Cedar
<i>Cedrus deodora</i>	Deodar Cedar
<i>Cupressus arizonica</i>	Arizona Cypress
<i>Cupressus macrocarpa</i>	Monterey Cypress
<i>Jacaranda mimisifolia</i>	Jacaranda

#### Shrubs, Groundcovers & Ornamental Grasses:

<i>Agapanthus africanus</i>	Lily-of-the-Nile
<i>Aloe species</i>	Aloe
<i>Bougainvillea species</i>	Bougainvillea
<i>Callistemon citrinus Compacta</i>	Dwarf Lemon Bottlebrush
<i>Carex species</i>	Sedge
<i>Phormium tenax</i>	New Zealand Flax
<i>Scenecio mandraliscae</i>	Kleina
<i>Strelitzia reginae</i>	Bird of Paradise

## 2. Secondary Village Entries – Heritage Road



Two secondary village entries along Heritage Road provide access to the both the northern and southern Village 3 North neighborhoods. Similar to the Primary Entry monumentation, these entries feature low stucco walls with accent tiles and wall caps located behind the sidewalk. Planters are located at the terminus of each wall element. A Secondary Village Entry is also planned at Main Street and Avenida Seneca.





## 11. Village Structure

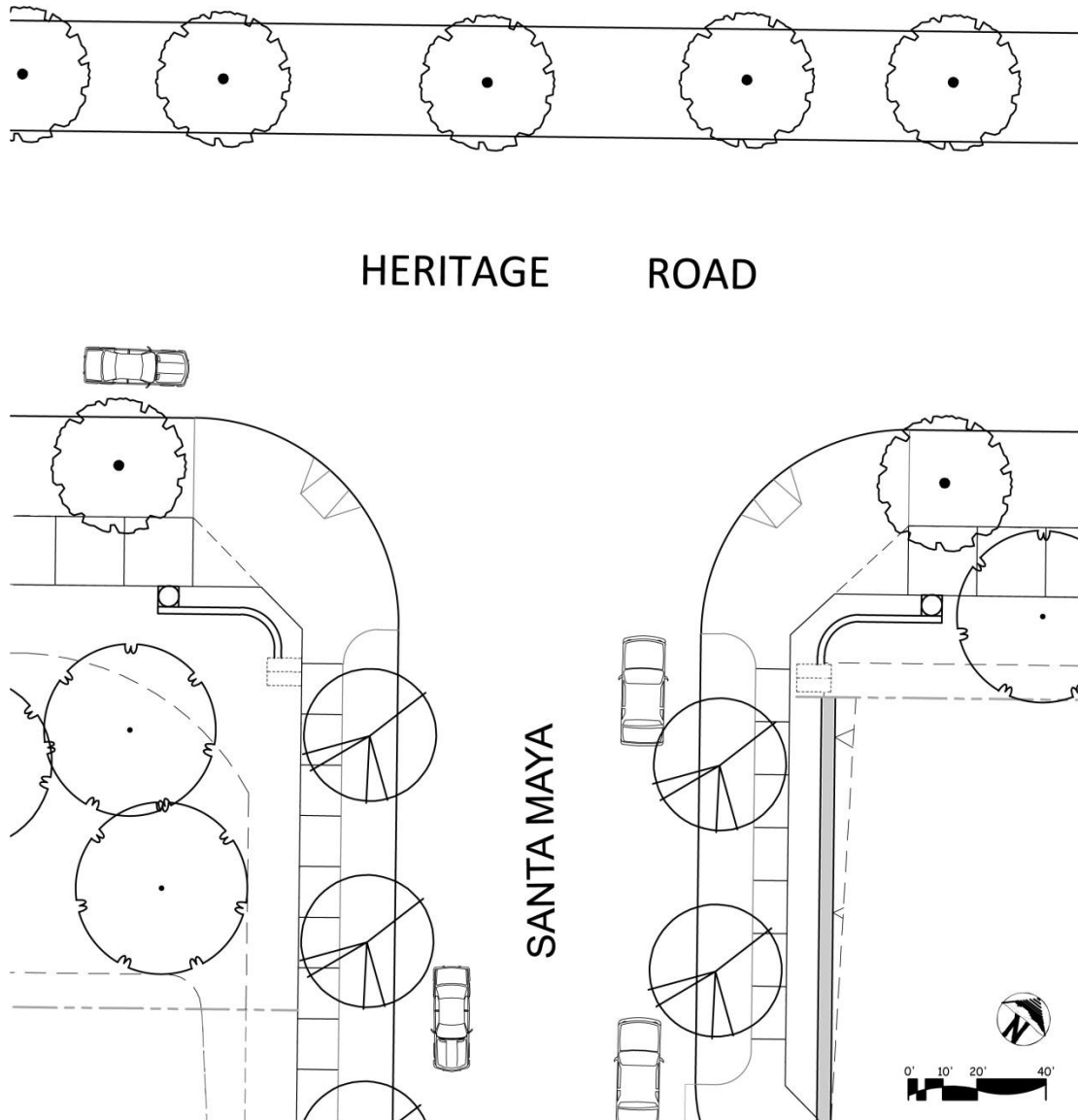


Exhibit 9  
Secondary Village Entry Concept Plan (Heritage Road @ Santa Maya)

**Plant Palette:**  
See Primary Entry Palette above.



## 11. Village Structure

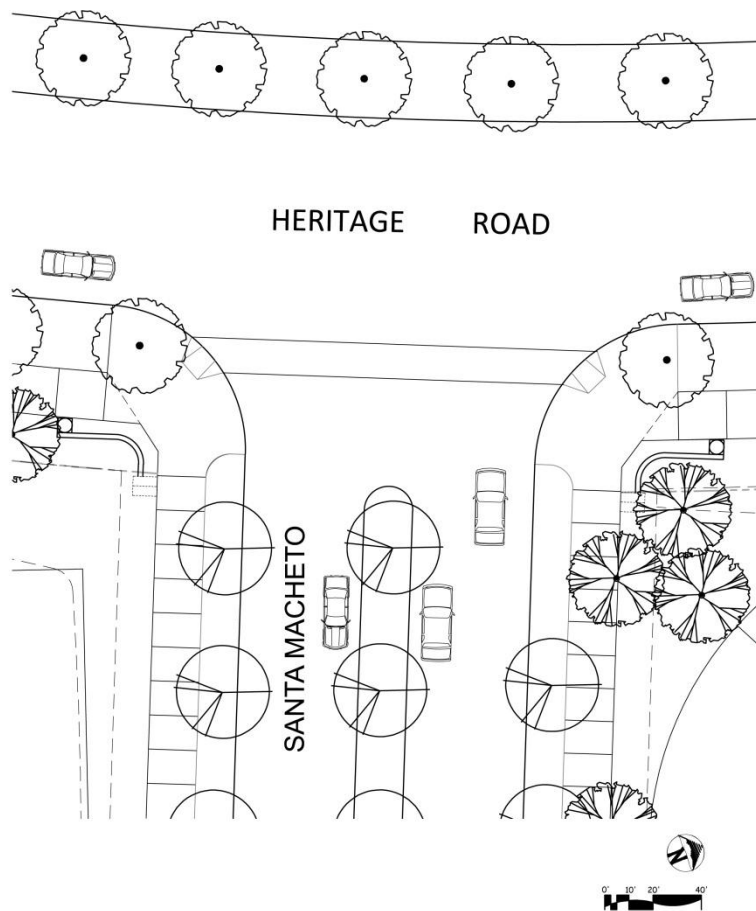


Exhibit 10  
Secondary Village Entry Concept Plan (Heritage Road @ Santa Macheto)

### Plant Palette:

See Primary Entry Palette above.





## 11. Village Structure

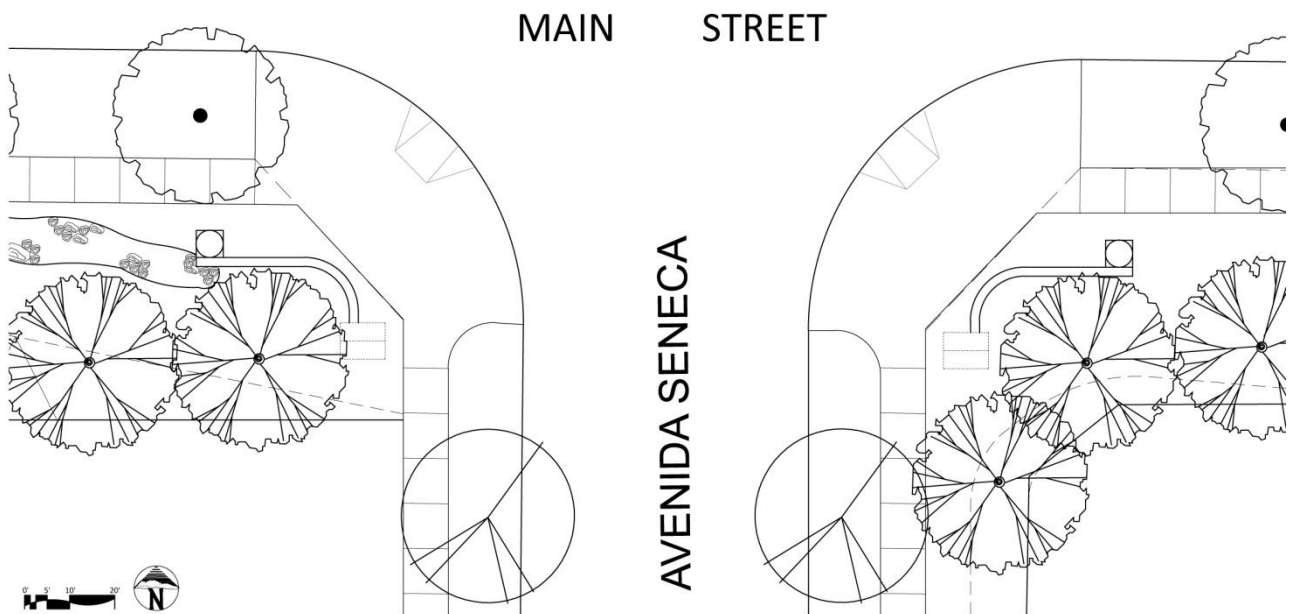


Exhibit 11

### Secondary Village Entry Concept Plan (Main Street @Avenida Seneca)

#### Plant Palette:

See Primary Entry Palette above.



---

## II. Village Structure

### D. Streetscape Design Concept

Streetscapes are an important component in creating the village design theme. Streetscapes identify the edges of project and major points of entry and they serve as the unifying design theme. The streetscapes for the surrounding major streets will adhere to the Otay Ranch “ranch theme” landscape. Within the village, the design of the



streetscapes will emphasize the village pedestrian-oriented concept by providing tree-shaded walkways, lighting, and shortened or enhanced crosswalks. The Circulation Plan shows the surrounding and

internal street designations for the village. A description of each street classification and cross sections are provided to illustrate the conceptual street landscape plan.



## 11. Village Structure

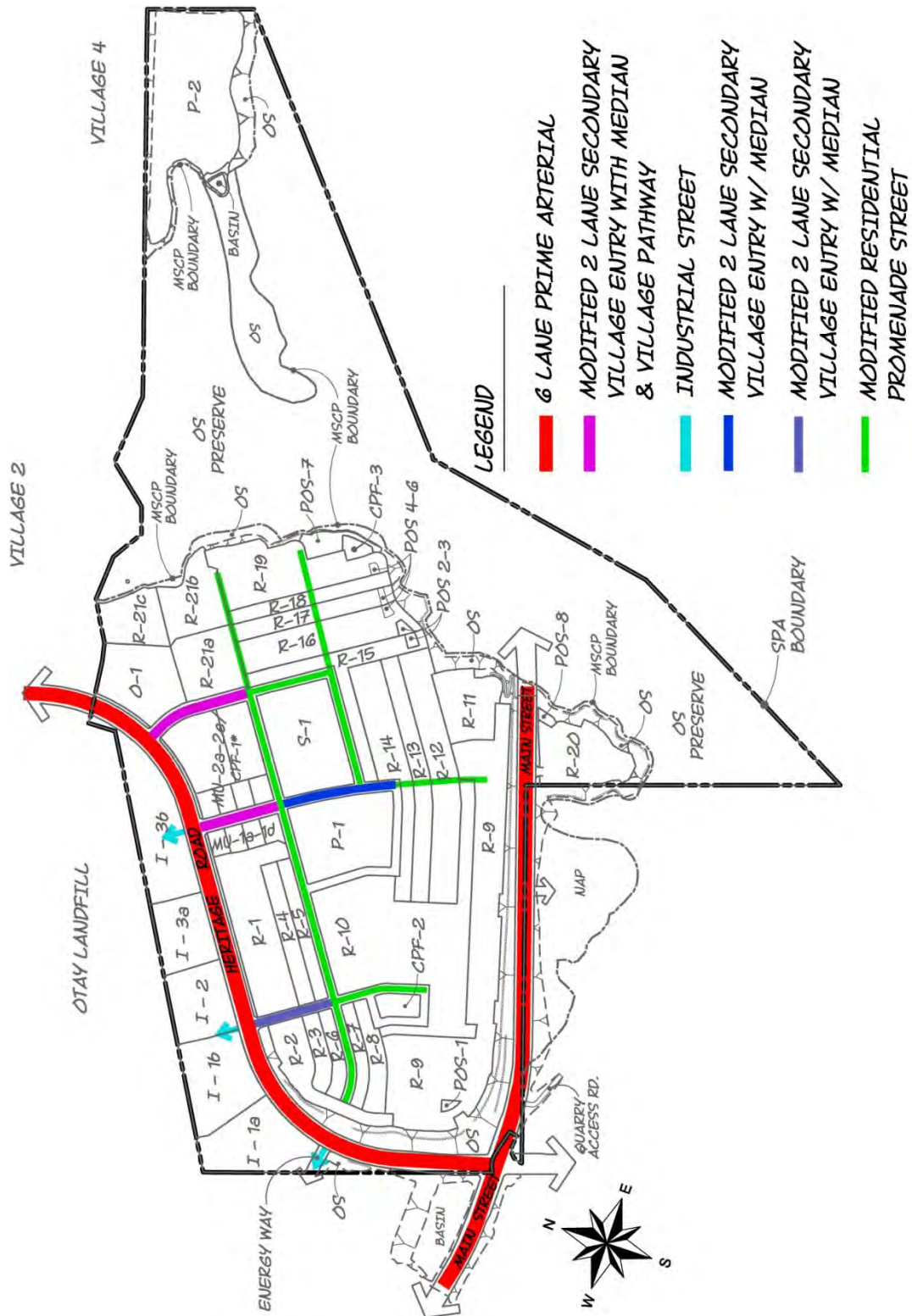


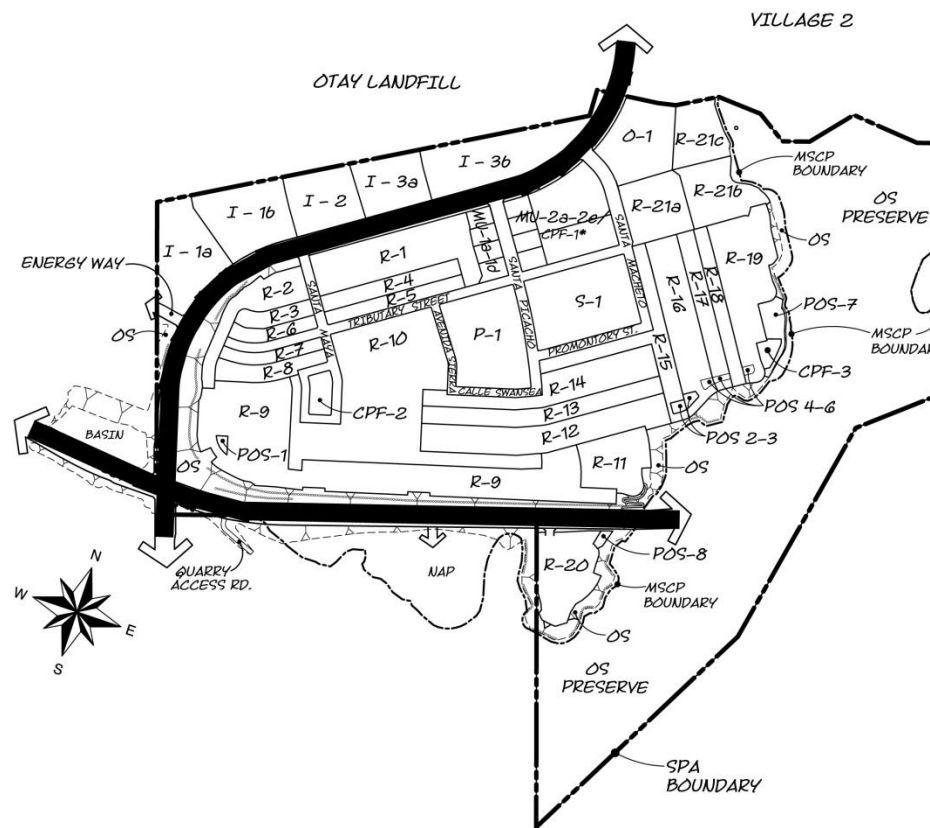
Exhibit 12  
Circulation Plan



## 11. Village Structure

### 1. Six-Lane Prime Arterial - Main Street

The landscape design will be compatible with the established Otay Ranch design themes for arterial streets and the City's Water Conservation Ordinance. Trees will be planted in the parkways and medians in consistently spaced rows. Pursuant to the GDP, an average 75' landscape buffer is provided along Main Street, a Scenic Roadway. A 10' Regional Trail is provided on the north side of Main Street. A standard sidewalk is provided opposite the Regional Trail. Slopes adjacent to the MSCP Preserve must be planted with native species and are subject to the Preserve Edge Plan and the "Approved Plant List" provided in Attachment A to this document.







## 11. Village Structure

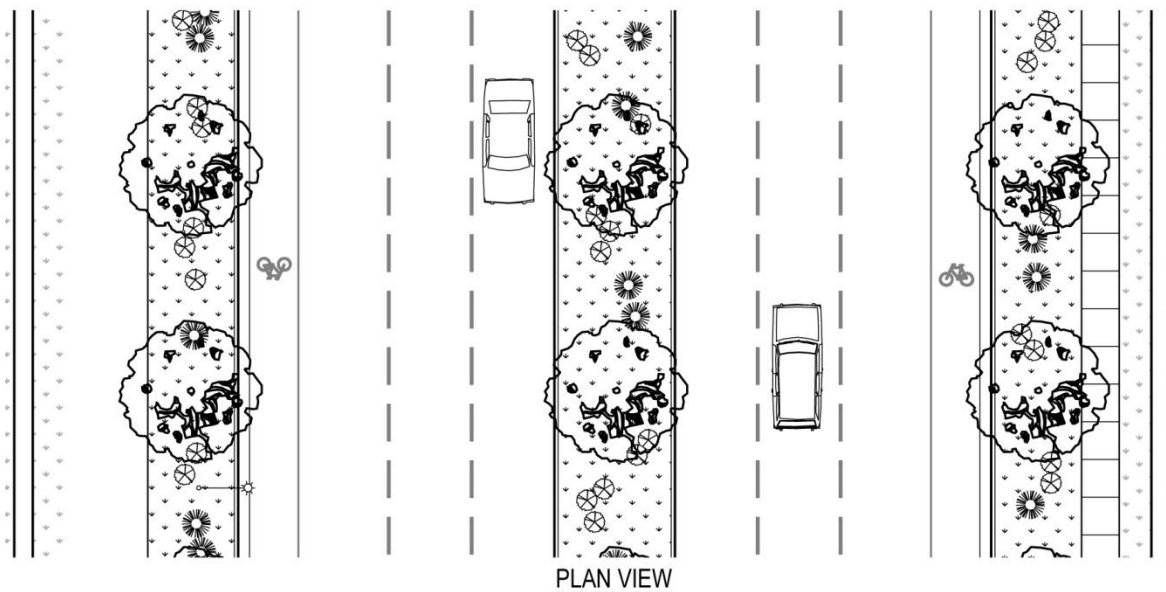
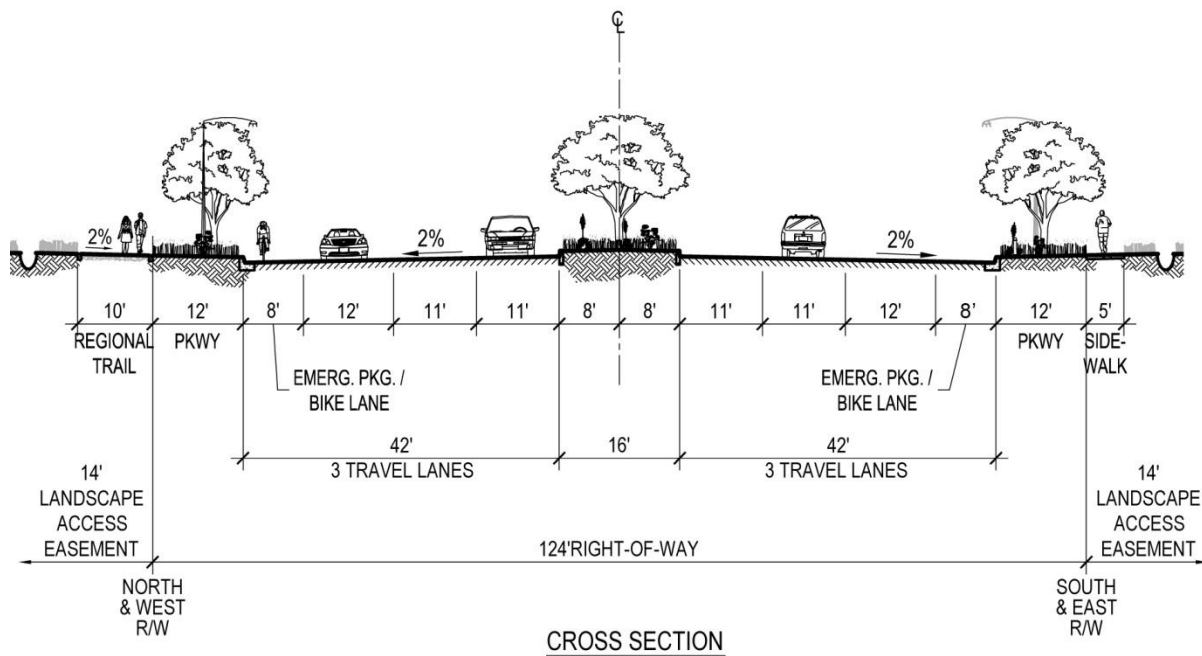


Exhibit 13  
Six-Lane Prime Arterial –Main Street/Heritage Road



---

## 11. Village Structure

### Plant Palette:

#### Street trees:

<i>Platanus acerifolia</i> 'Columbia'	California Sycamore
<i>Quercus ilex</i>	Holly Oak

#### Parkway Shrubs, Groundcovers & Ornamental Grasses:

<i>Aloe species</i>	Aloe
<i>Dianella species</i>	Flax Lily
<i>Limonium perezii</i>	Sea Lavender

#### Slope trees:

<i>Geijera parviflora</i>	Australian Willow
<i>Jacaranda mimosifolia</i>	Jacaranda
<i>Metrosideros excelsa</i>	New Zealand Christmas Tree
<i>Quercus agrifolia</i>	Coast Live
<i>Rhus lancea</i>	African Sumac
<i>Tristania conferta</i>	Brisbane box

#### Slope Shrubs & Groundcovers:

<i>Agave attenuata</i>	Century Plant
<i>Aloe species</i>	Aloe
<i>Ceanothus species</i>	Carmel Creeper
<i>Cistus species</i>	Rock Rose
<i>Cotoneaster dammeri</i> 'Lowfast	Bearberry Cotoneaster
<i>Echium fastuosum</i>	Pride of Madeira
<i>Heteromeles arbutifolia</i>	Toyon
<i>Limonium perezii</i>	Sea Lavender
<i>Yucca schidigera</i>	Mojave Yucca
<i>Yucca whipplei</i>	Foothill Yucca

#### Hydroseed Mix:

<i>Camissonia cheiranthifolia</i>	Beach Evening Primrose
<i>Eschscholzia maritima</i>	Coastal California Poppy
<i>Gaillardia pulchella</i>	Indian Blanket
<i>Limonium californicum</i>	Coastal Statice
<i>Lupinus nanus</i>	Dwarf Lupine



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## 11. Village Structure

### 2. Six Lane Prime Arterial –Heritage Road

The landscape design will be compatible with the established Otay Ranch design themes for arterial streets and the City's Water Conservation Ordinance. Trees will be planted in parkways and medians in consistently spaced rows. Pursuant to the GDP, an average 75' landscape buffer is provided along Heritage Road. A 10' Regional Trail is provided on the south/east side of Heritage Road. A standard 5' sidewalk is provided on the opposite side.

#### Plant Palette:

##### Street trees including:

*Schinus molle*

California Pepper Tree

##### Primary Ground Plane Ornamental Grass:

*Aloe species*

Aloe

*Carex species*

Sedge

*Limonium perezii*

Sea Lavender

##### Accent Shrubs including, but not limited to:

*Agave attenuata*

Century Plant

*Aloe species*

Aloe

*Bougainvillea species*

Bougainvillea

*Cistus species*

Rock Rose

*Anaigozanthos hybrids*

Kangaroo Paw

*Limonium perezii*

Sea Lavender

##### Slope trees including, but not limited to:

*Geijera parviflora*

Australian Willow

*Jacaranda mimosifolia*

Jacaranda

*Metrosideros excelsa*

New Zealand Christmas Tree

*Quercus agrifolia*

Coast Live

*Rhus lancea*

African Sumac

*Tristania conferta*

Brisbane box

##### Slope Shrubs & Groundcovers including, but not limited to:

*Agave attenuata*

Century Plant

*Aloe species*

Aloe

*Bougainvillea species*

Bougainvillea

*Echium fastuosum*

Pride of Madeira

*Heteromeles arbutifolia*

Toyon

*Limonium perezii*

Sea Lavender

*Myoporum parvifolium* Putah Creek

No Common Name

*Rosmarinus officinalis*

Rosemary



## 11. Village Structure

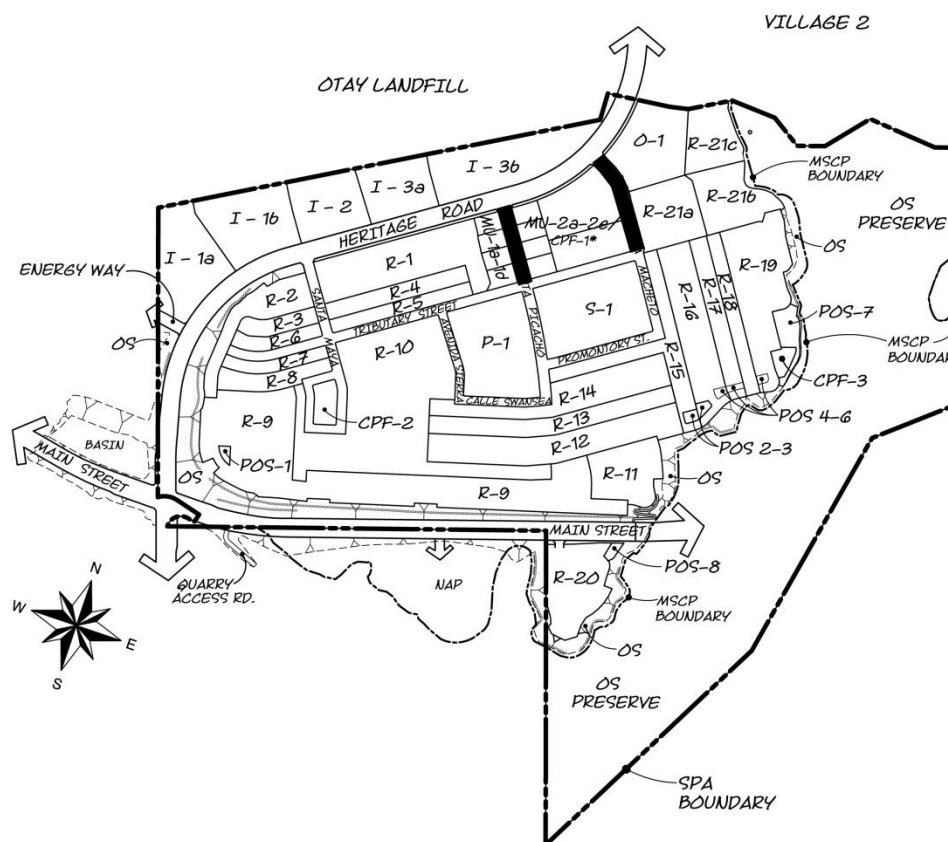
### Hydroseed Mix:

*Camissonia cheiranthifolia*  
*Eschscholzia maritima*  
*Gaillardia pulchella*  
*Limonium californicum*

Beach Evening Primrose  
Coastal California Poppy  
Indian Blanket  
Coastal Statice

### 3. Modified 2-Lane Village Entry with Median & Village Pathway

The Modified Class II Collector is the primary entry through Village 3 North mixed use core area. This street unifies the varied village land uses with a continuous village theme streetscape. The Village Pathway is the primary circulation route for pedestrian travel and provides a bicycle path separate from the roadway. The street design includes 2 travel lanes, parallel on-street parking, landscaped median and landscaped parkways with the Village Pathway located on both sides of the street.





## 11. Village Structure

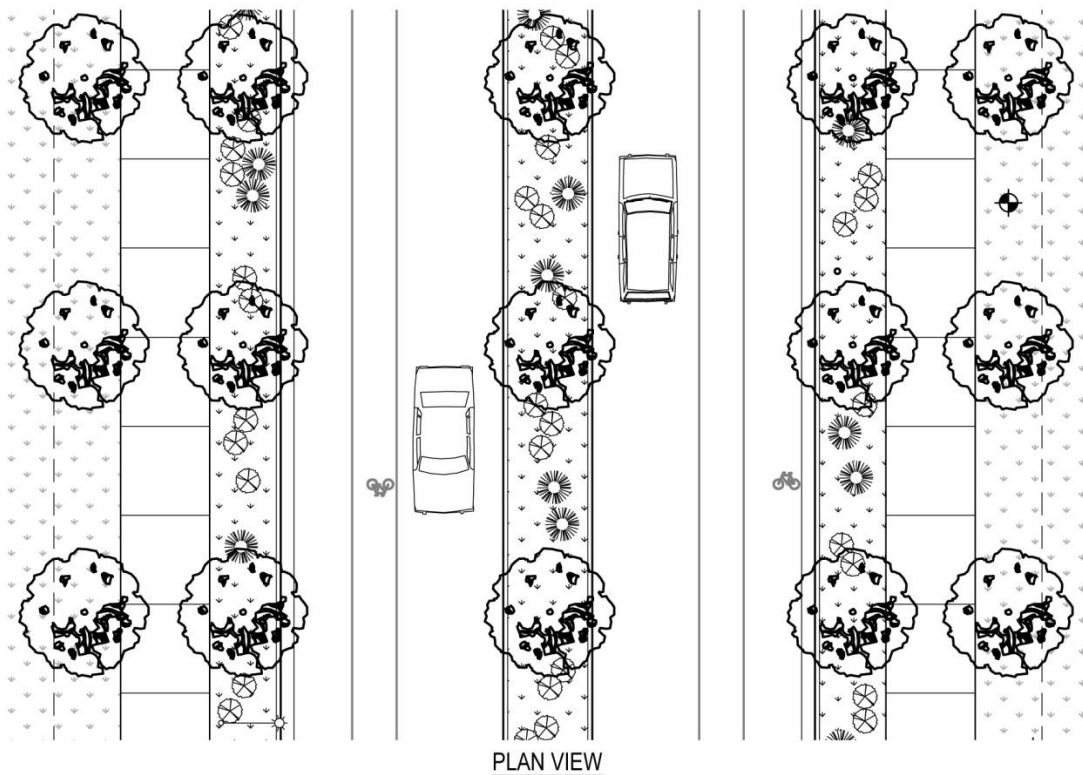
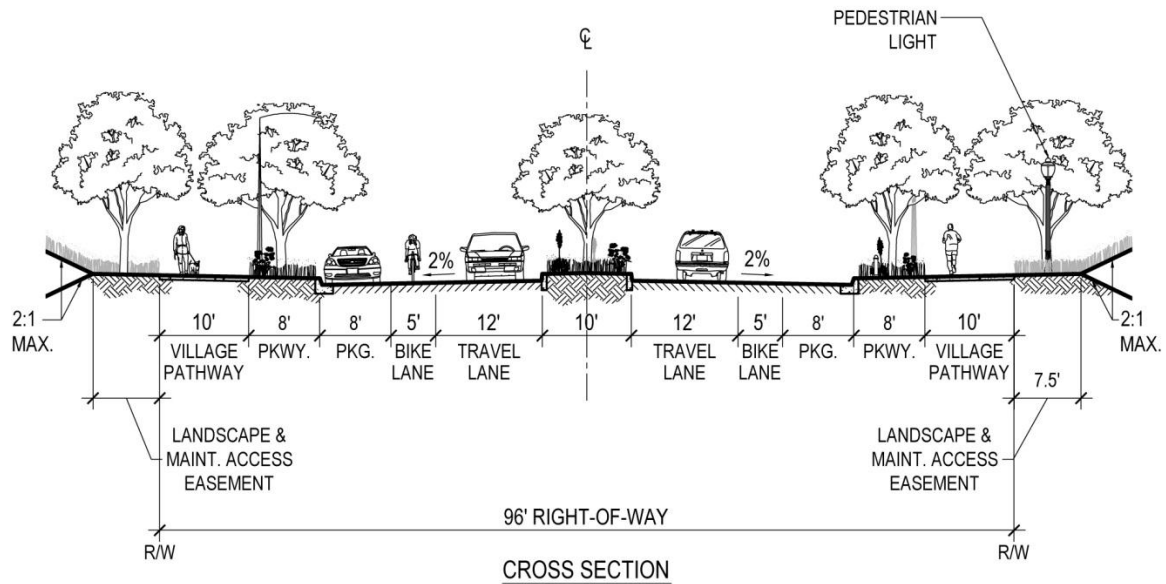


Exhibit 14  
Modified 2-Lane Village Entry with Median & Village Pathway (Santa Macheto/Santa Picacho)



## 11. Village Structure

### Plant Palette:

#### Street 'trees including:

<i>Calodendrus decurrens</i>	Incense Cedar
<i>Cedrus deodora</i>	Deodar Cedar
<i>Cupressus arizonica</i>	Arizona Cypress
<i>Cupressus marcoparpa</i>	Monterey Cypress
<i>Jacaranda mimisifolia</i>	Jacaranda



#### Optional Traffic Calming Pop-Outs:

#### Tree:

<i>Ulmus pavifolia</i>	True Green
------------------------	------------



#### Shrubs & Ornamental Grasses including, but not limited to:

<i>Agapanthus africanus</i> 'Blue	Lily-of-the-Nile
<i>Carex species</i>	Sedge
<i>Dietes bicolor</i>	Fortnight Lily
<i>Limonium perezii</i>	Sea Lavender
<i>Scenecio mandraliscae</i>	Kleina

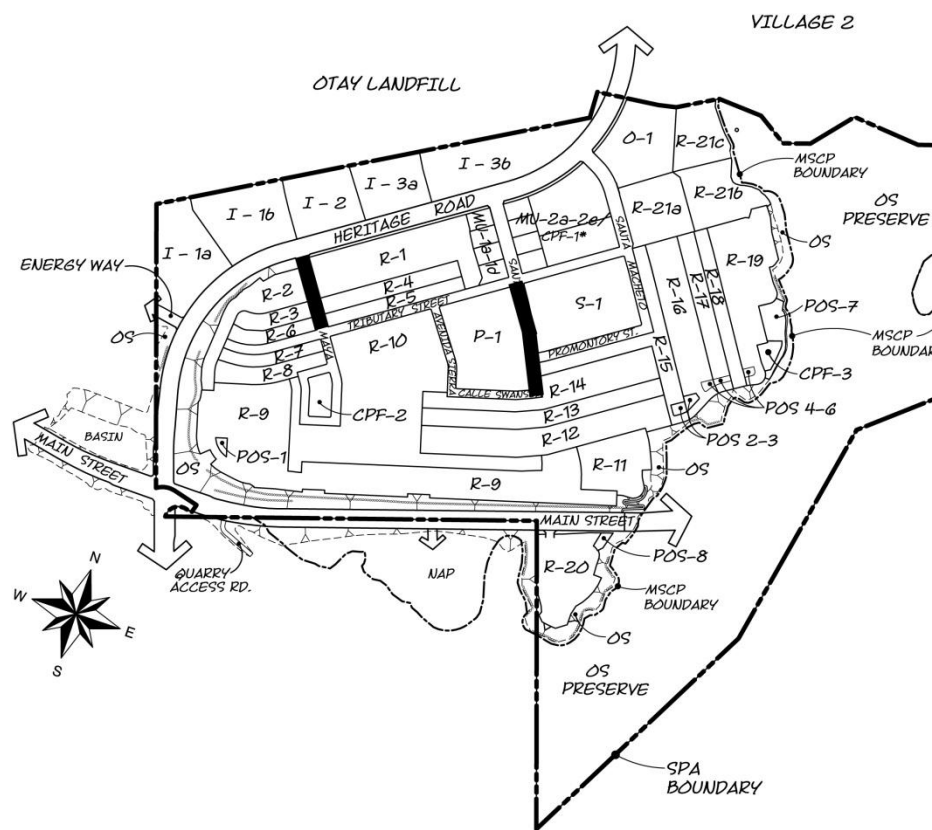




## 11. Village Structure

### 4. Modified Two Lane Secondary Village Entry with Median

The Modified Two Lane Secondary Village Entry Street provides an additional point of entry to Village 3 North from Heritage Road. The Promenade Trail provides an off-street pedestrian connection through a secondary residential area west of the village core. Trees will be located on each side of the sidewalk on the featured side of the street and single row of trees will be located on the opposite side of the street. Enhanced pedestrian-scaled lighting is also planned along the Promenade Trail.





## 11. Village Structure

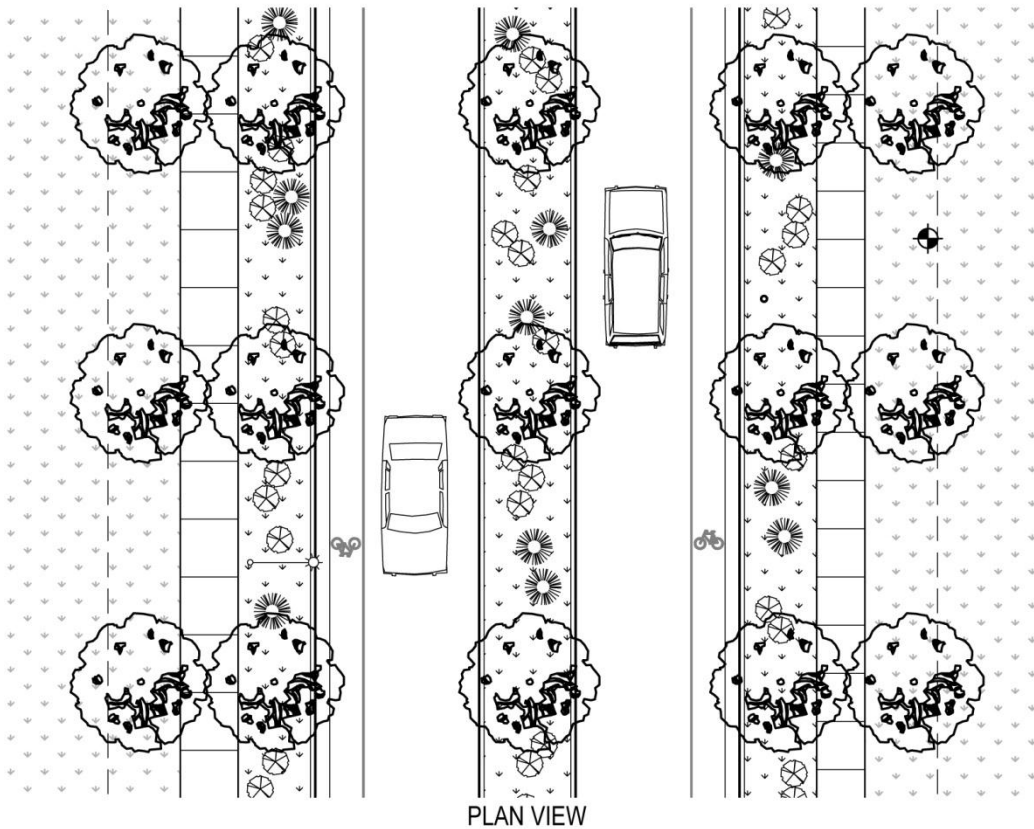
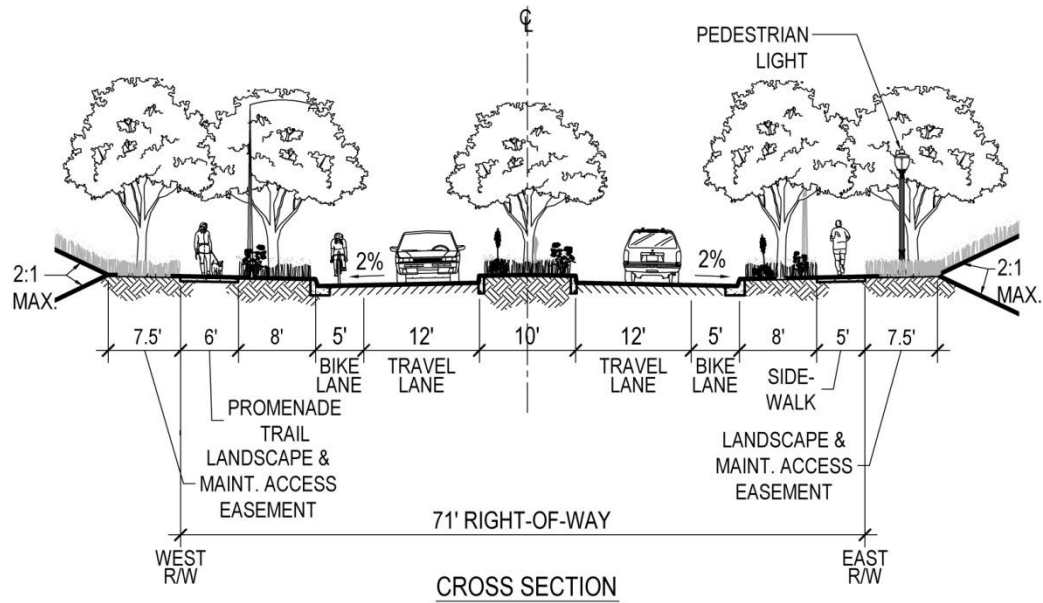


Exhibit 15a  
Modified 2-Lane Secondary Village Entry (Santa Maya)





## 11. Village Structure

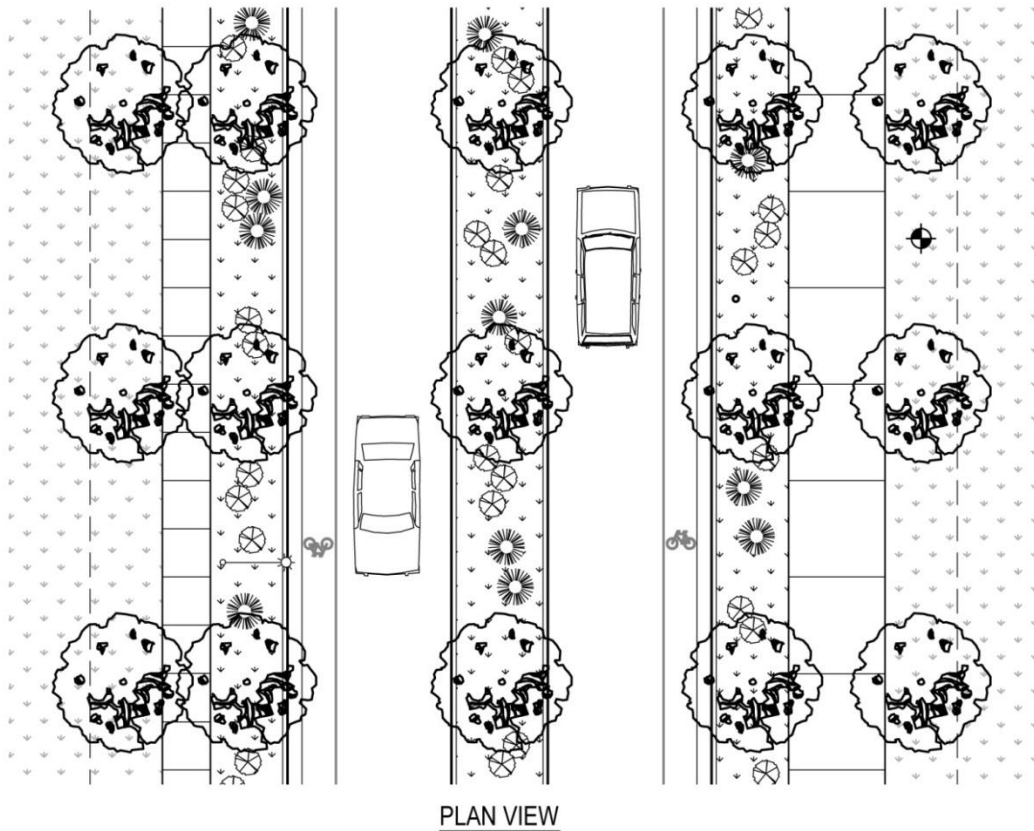
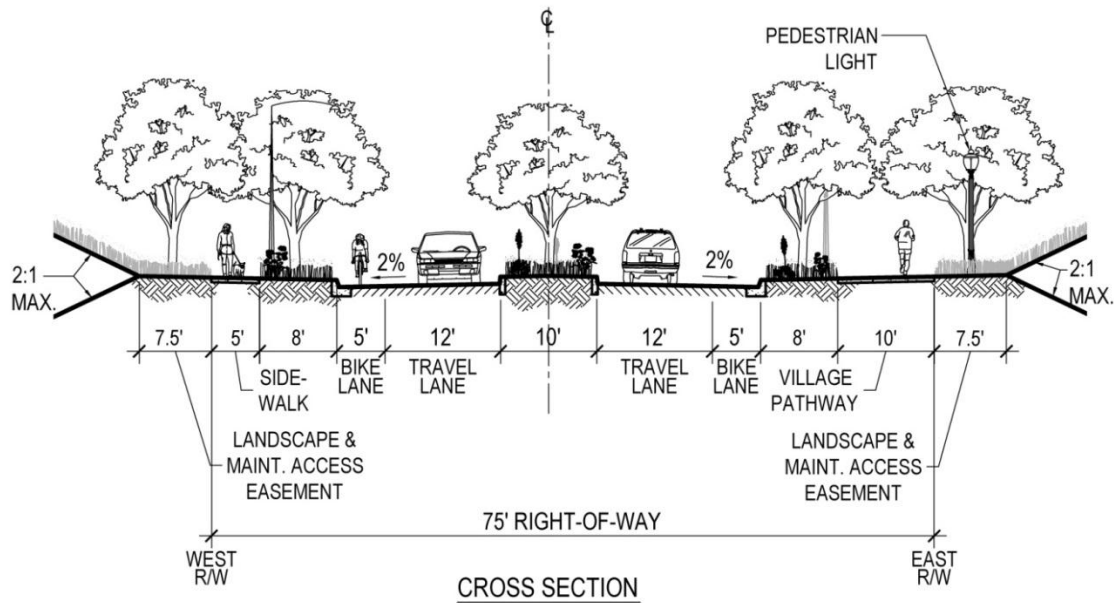


Exhibit 15b

### Modified 2-Lane Secondary Village Entry (Portion of Santa Picacho)

#### Plant Palette:

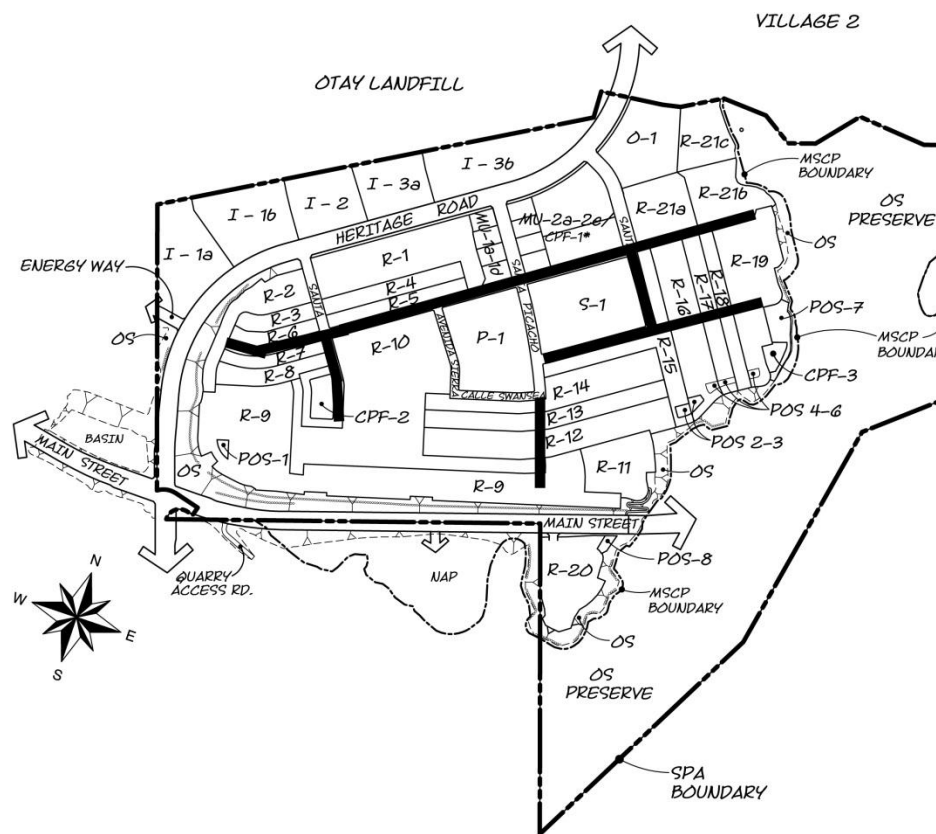
See Secondary Village Entry w/Median plant palette above.



## 11. Village Structure

### 5. Modified Residential Promenade Street

The Modified Promenade Street provides enhanced internal connectivity between the village core and surrounding single family neighborhoods. The Promenade Trail is the primary circulation route for pedestrian travel along these streets. The street design includes 2 travel lanes, parallel on-street parking and landscaped parkways with the Promenade Trail located on the one side of the street. Enhanced pedestrian-scaled lighting is planned along the Promenade Trail.





## 11. Village Structure

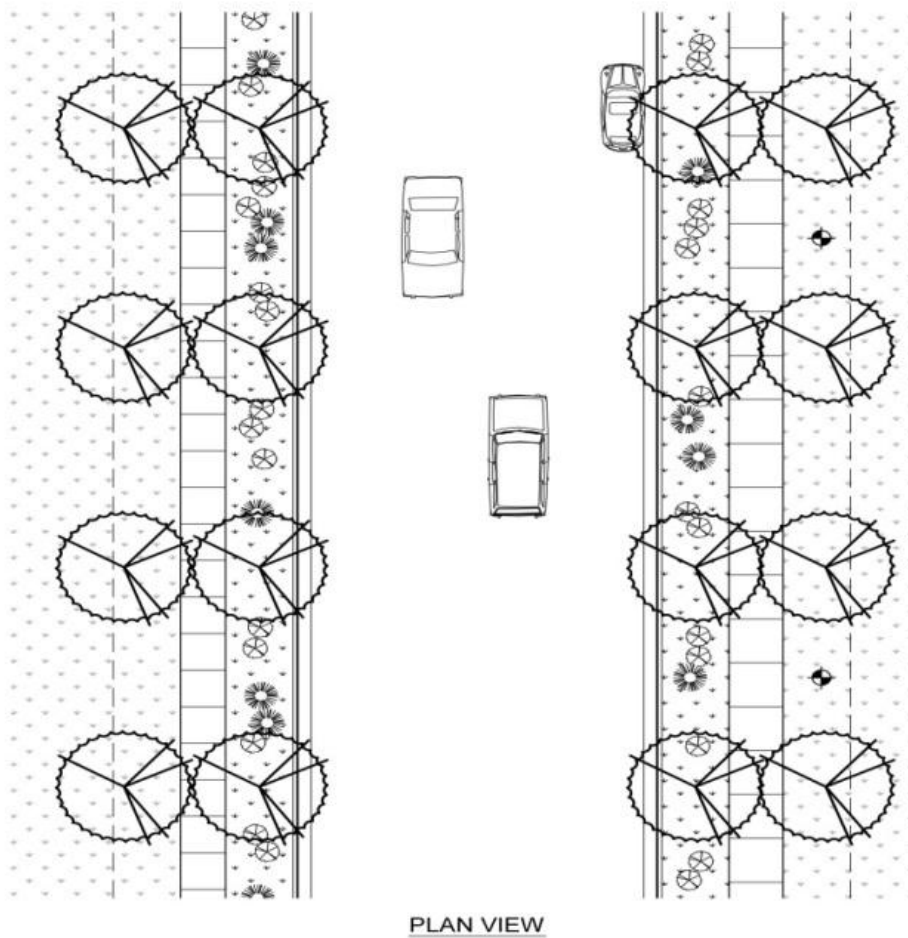
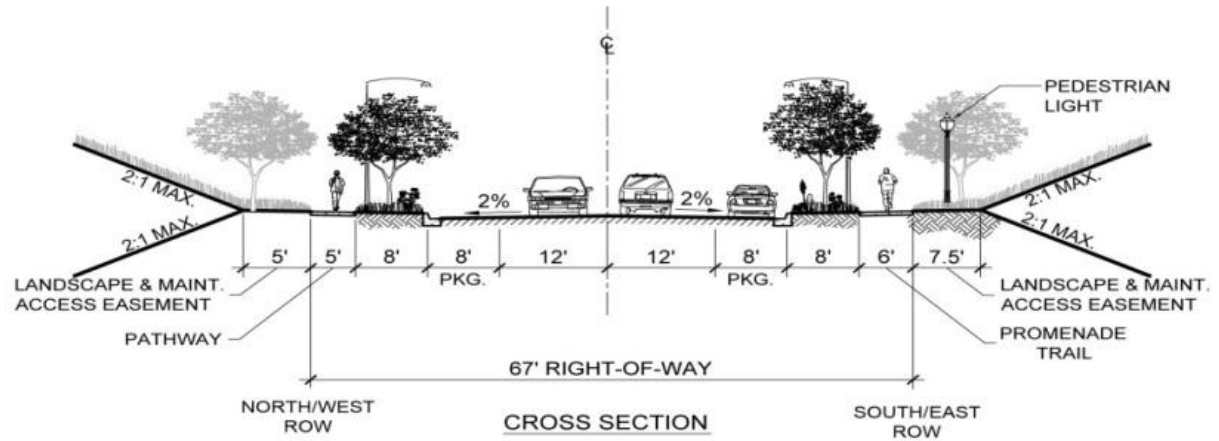


Exhibit 16  
Modified Residential Promenade Street



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## 11. Village Structure

### Plant Palette:

#### Tributary Street - street trees:

*Koelreuteria bippinata*

Chinese Flame Tree

#### Optional Traffic Calming Pop-Out Tree:

*Ulmus pavifolia*

True Green

#### Shrubs & Ornamental Grasses:

*Agapanthus africanus* 'Blue

Lily-of-the-Nile

*Carex species*

Sedge

*Dietes bicolor*

Fortnight Lily

*Limonium perezii*

Sea Lavender

*Scenecio mandraliscae*

Kleina

#### Residential Street Trees:

*Arbutus* 'Marina'

Marina Arbutus

*Bauhinia variegata*

Purple Orchid Tree

*Cassia leptophylla*

Gold Medallion Tree

*Chioanthus retusus*

Chinese Fringe Tree

*Chitalpa tashkentensis*

Chitalpa

*Lagerstroemia indica* 'Muskogee'

Lavender Crape Myrtle

*Laurus nobilis* 'Saratoga'

Sweet Bay

*Pistacia chinensis*

Chinese Pistache

#### Primary Ground Plane Ornamental Grass:

*Carex species*

Sedge

*Dianella species*

Flax Lily

*Festuca glauca*

Blue Fescue

#### Accent Shrubs & Groundcovers:

*Agapanthus africanus*

Lily-of-the-Nile

*Aloe species*

Aloe

*Bougainvillea species*

Bougainvillea

*Callistemon citrinus* Compacta

Dwarf Lemon Bottlebrush

*Carissa macrocarpa* Green Carpet\*

Prostrate Natal Plum

*Dietes bicolor*

Fortnight Lily

*Lantana montevidensis*

Lantana

*Ligustrum japonicum* 'Texanum'

Texas Privet

*Limonium perezii*

Sea Lavender

*Myoporum parvifolium* Putah Creek

No Common Name

*Phormium species*

Flax

*Pittosporum tobira* Wheelers Dwarf

Dwarf Tobira

*Rosmarinus officinalis*

Rosemary

*Scenecio mandraliscae*

Kleina

*Strelitzia reginae*

Bird of Paradise



## 11. Village Structure

### 6. Parkway Residential Street

Parkways will be formally planted with evenly spaced trees (average one tree per front yard and two trees per side yard) of a smaller scale than the main Village circulation streets.

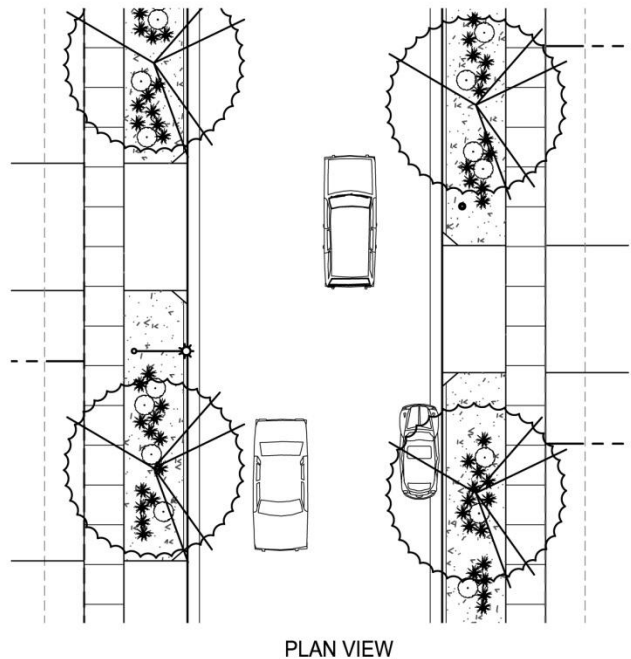
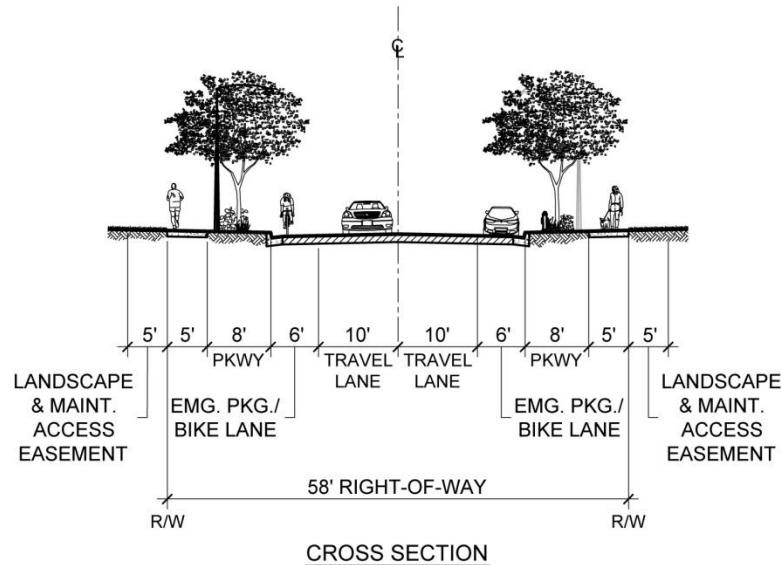


Exhibit 17  
Parkway Residential Street

**Plant Palette:** See Modified Residential Promenade Street plant palette above.





## 11. Village Structure

### 7. Private Alleys



In small lot single family and mixed-use areas, alleys may be appropriate. Private alleys provide rear entrances for vehicles, decrease traffic on residential streets, minimize the utilitarian appearance of street-facing garages and enable homes to be more open and inviting to the street, creating a pedestrian-friendly environment. Alleys may also provide an alternative location for utilities. Typical alley pavement width is 20 feet.

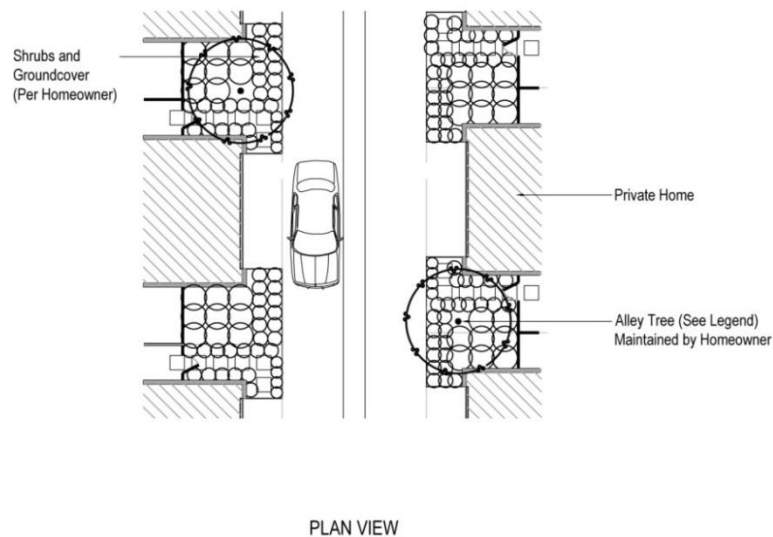
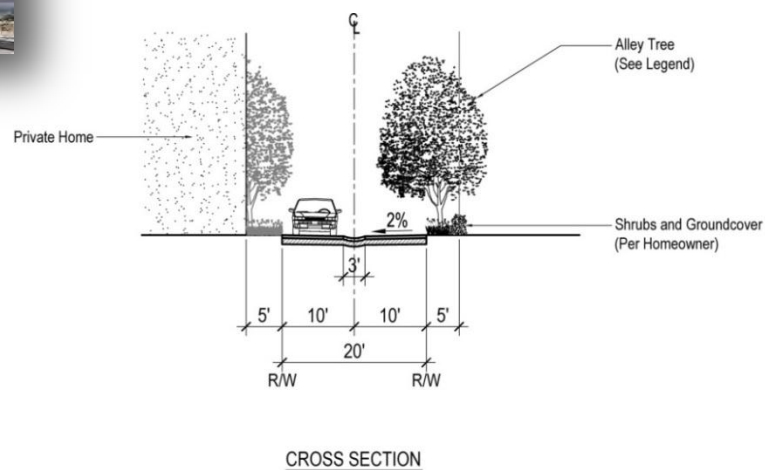


Exhibit 18  
Private Alleys



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## 11. Village Structure

### Plant Palette:

#### Alley Trees

*Brachychiton populneus*  
*Geijera parviflora*  
*Tristania conferta*

Bottle Tree  
Australian Willow  
Brisbane Box

#### Primary Ground Plane Ornamental Grass:

*Carex species*  
*Dianella species*  
*Festuca glauca*

Sedge  
Flax Lily  
Blue Fescue

#### Accent Shrubs & Groundcovers:

*Agapanthus africanus*  
*Aloe species*  
*Bougainvillea species*  
*Callistemon citrinus Compacta*  
*Carissa macrocarpa Green Carpet\**  
*Dietes bicolor*  
*Lantana montevidensis*  
*Ligustrum japonicum 'Texanum'*  
*Limonium perezii*  
*Myoporum parvifolium Putah Creek*  
*Phormium species*  
*Pittosporum tobira Wheelers Dwarf*  
*Rosmarinus officinalis*  
*Scenecio mandraliscae*  
*Strelitzia reginae*

Lily-of-the-Nile  
Aloe  
Bougainvillea  
Dwarf Lemon Bottlebrush  
Prostrate Natal Plum  
Fortnight Lily  
Lantana  
Texas Privet  
Sea Lavender  
No Common Name  
Flax  
Dwarf Tobira  
Rosemary  
Kleina  
Bird of Paradise

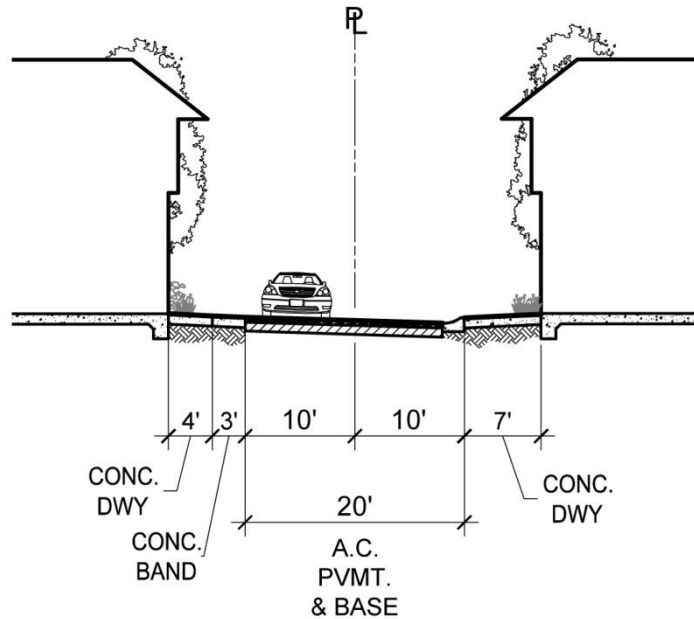




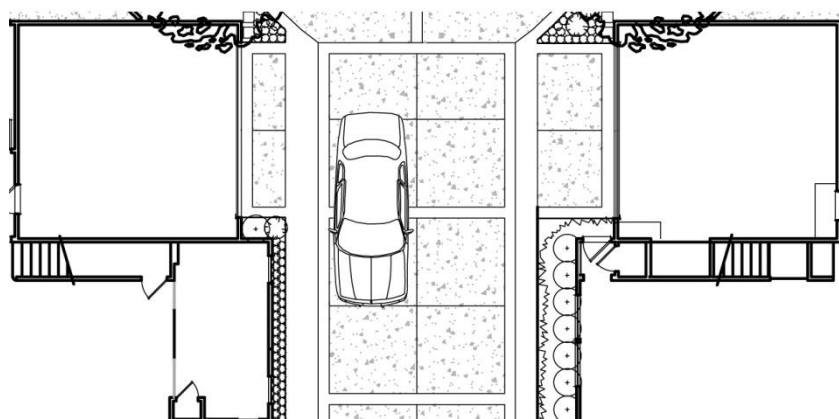
## 11. Village Structure

### 8. Private Courtyard

In small lot single family cluster neighborhoods, courtyard access may be appropriate. Typical courtyards provide direct access to garages, creating pedestrian oriented streetscape.



CROSS SECTION



PLAN VIEW

Exhibit 19  
Private Courtyard





## 11. Village Structure

### 9. Private Residential Streets

In small lot single family and mixed-use areas, Private Residential Streets may be appropriate. Typical private residential streets provide two travel lanes, parallel parking, and curb-adjacent sidewalks on both sides of the street. Parkway Residential Streets are the preferred residential street throughout Village 3 North. Implementation of this street section is subject to Design Review approval.

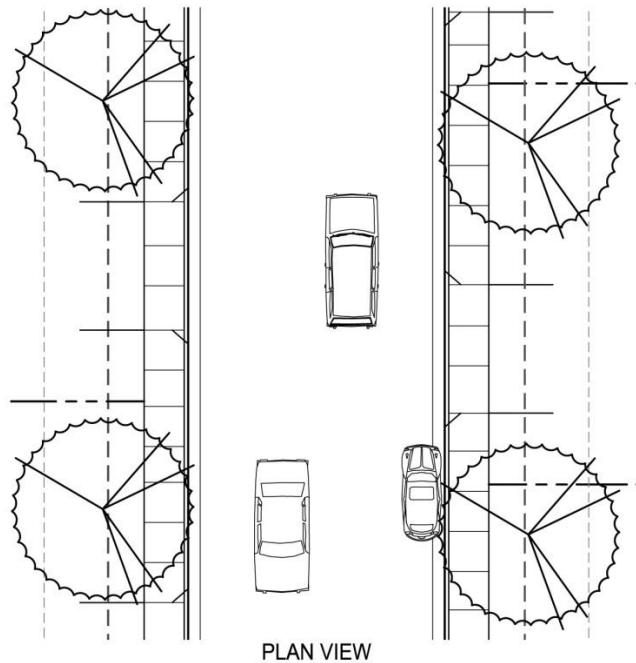
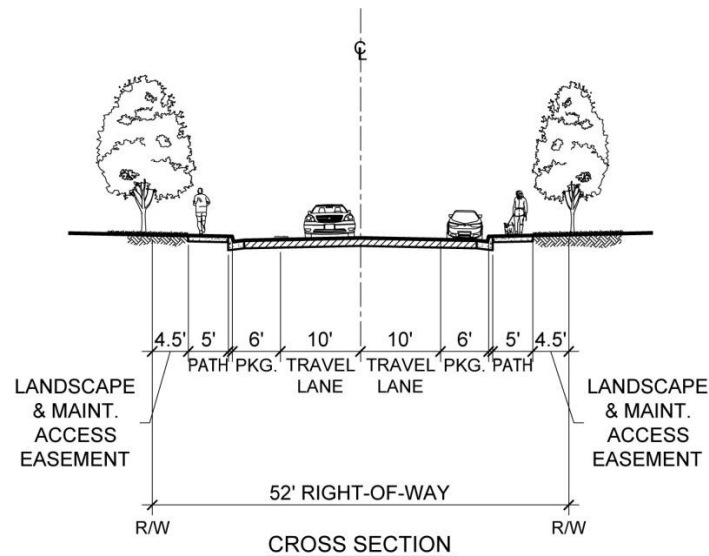


Exhibit 20  
Private Residential Street



## 11. Village Structure

### E. Non-Vehicular Circulation Concept



A well-designed pedestrian circulation system is a fundamental component of the village concept. The previous Streetscape Design Concept section includes illustrations of pedestrian amenities including sidewalks, lighting and shade trees. This section describes the pedestrian circulation system in terms of the Otay Ranch, City and OVRP trail systems. An overall plan is provided as well as descriptions of the types of pedestrian paths provided in the Plan area.

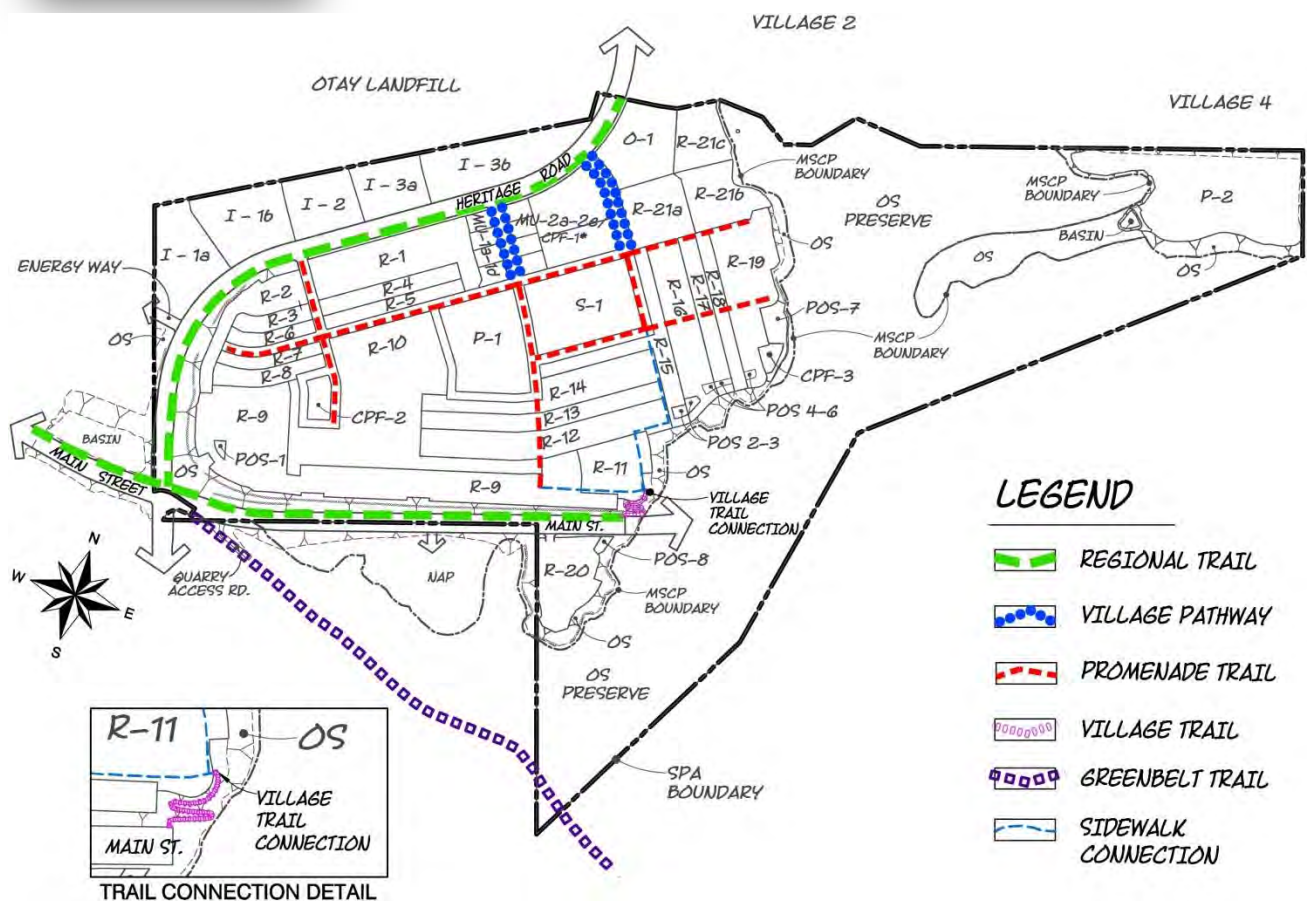


Exhibit 21  
Trails Plan



## 11. Village Structure

### 1. Chula Vista Greenbelt Trail/Otay Valley Regional Park (OVRP) Trail

As described in the Chula Vista Greenbelt Master Plan, planned multi-use trails, including equestrian uses, will be implemented within the existing Salt Creek sewer access/maintenance road through the Otay Valley on the north side of the river. One segment of the Greenbelt Trail (approximately 289 feet), is within the SPA boundary south of Village 3 North. The Village 3 North village core will be connected to the Greenbelt via the Regional Trails along Heritage Road and Main Street, ultimately connecting to the east and west Greenbelt segments within the Otay Valley Regional Park.



The OVRP Concept Plan also identifies a multi-use trail system through the Otay River Valley. The portion of the Greenbelt Trail described above coincides with the OVRP trail. Consistent with the MSCP, this trail is co-located within the existing Salt Creek Sewer maintenance road, to avoid impacts to sensitive habitat in the river valley and control access to the Otay Ranch Preserve. The surface treatment within the existing Salt Creek Sewer Easement is PMB – Processed Miscellaneous Base. The Greenbelt Master Plan requires surface treatment comprised of “Decomposed Granite/Concrete/Asphalt/Soil-stabilized treatment: and the OVRP Trail Guidelines require “D.G. or Native Soil” on Type “A” Trails. The existing surface treatment is consistent with these requirements. Proposed trail improvements are limited to fencing and signage within the easement area, to the satisfaction and approval of the Development Services Director. The Chula Vista Greenbelt Trail will be implemented according the Greenbelt Master Plan and OVRP Design Standards and Guidelines. All trail signage shall conform with the Greenbelt Master Plan.

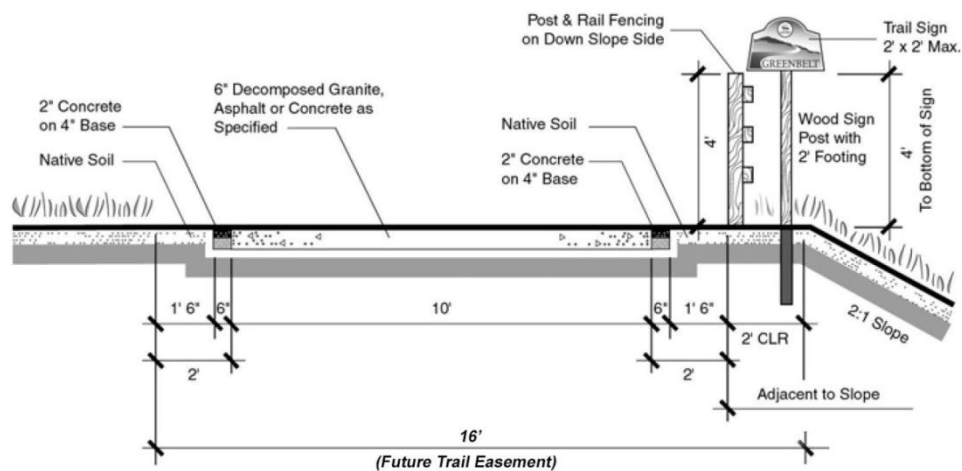


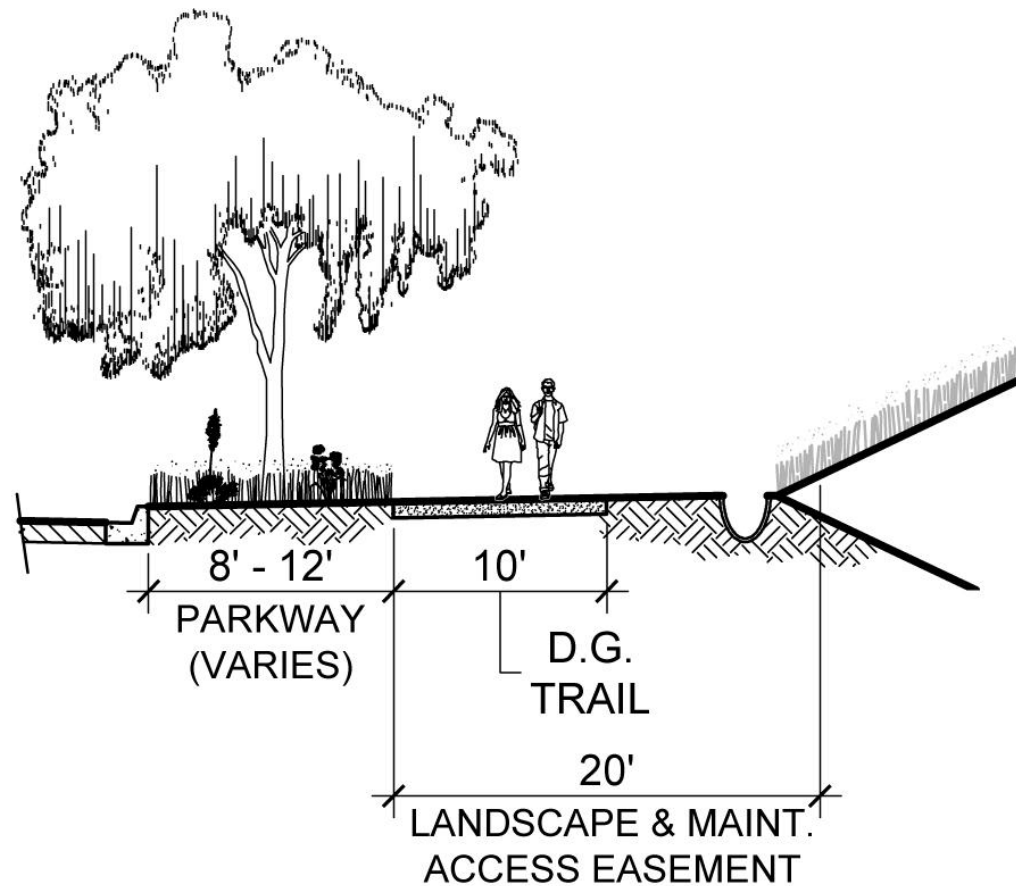
Exhibit 22  
Chula Vista Greenbelt Trail



## 11. Village Structure

### 2. Regional Trails

Regional Trails provide off-street pedestrian and bicycle connections throughout Chula Vista. Chula Vista Regional Trails are located on the south side of Main Street and south west of Heritage Road. These trails are located adjacent to the roadways within landscape buffers. The trails are 10 feet wide to accommodate both pedestrians and bicycles and may be decomposed granite or concrete, depending on gradient.





## 11. Village Structure

### 3. Village Pathway

Village Pathways are inter-village multi-purpose paths that link all of the Otay Valley Parcel villages and provide access to the regional transit stations. In Village 3 North, a Village Pathway is proposed to extend through the village core along Street “V” providing pedestrian connectivity to the mixed use area, elementary school and public neighborhood park. The Village Pathway is a 10’ colored concrete path (Adobe Tan with a brush finish), separated from the street by a landscaped, tree-lined parkway.

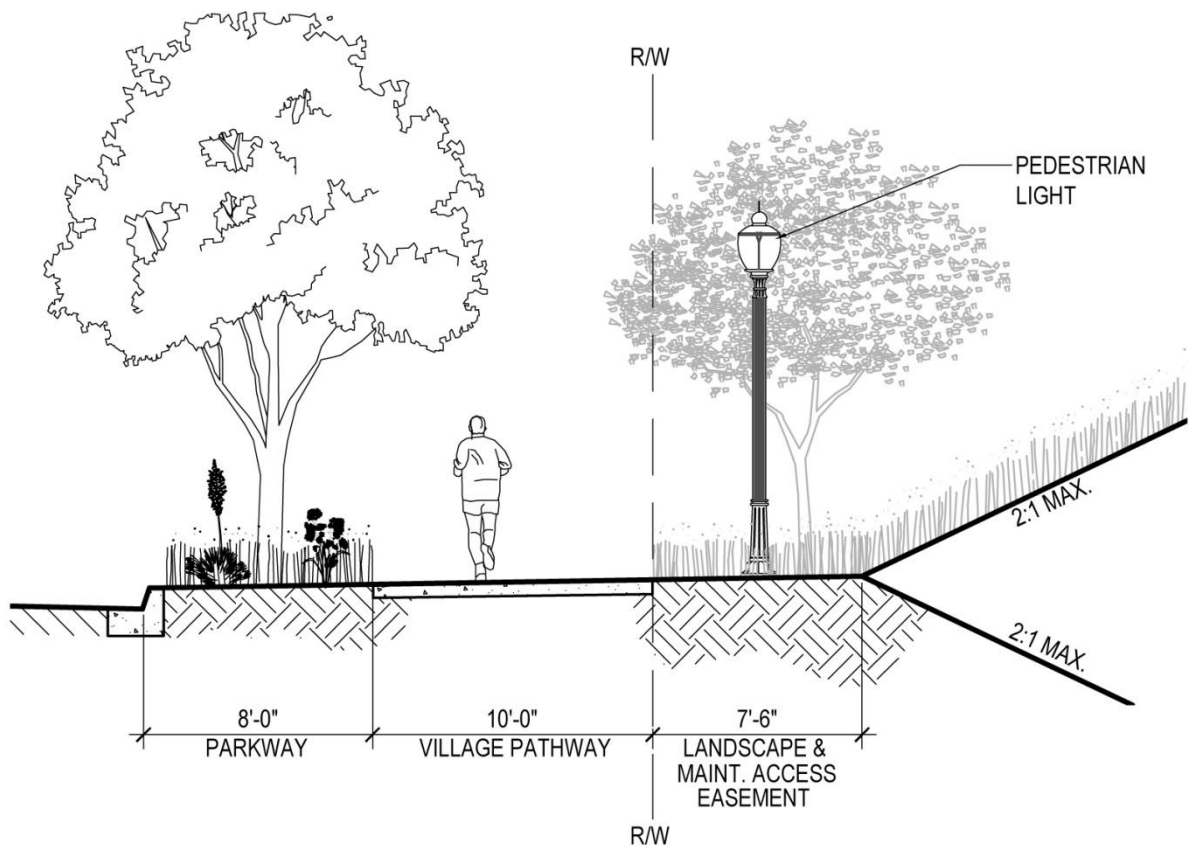


Exhibit 24  
Village Pathway





## 11. Village Structure

### 4. Promenade Trails

Promenade Trails, a component of village Promenade Streets, are 6 foot wide paved sidewalks enhanced with shade trees and pedestrian-scaled lighting. Promenade Pathways in the village provide links through the Village Core to recreation facilities and residential neighborhoods.

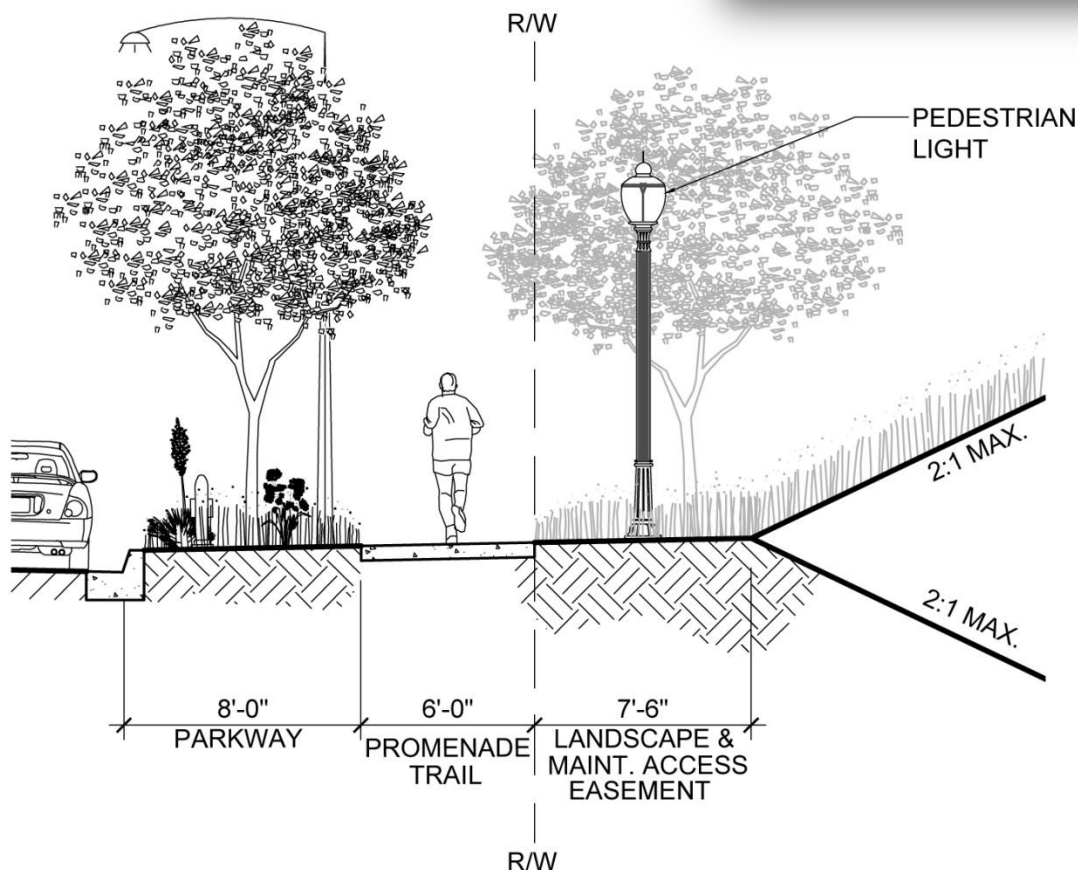


Exhibit 25  
Promenade Trail



## 11. Village Structure

### 5. Village Trail

The Village Trail provides a pedestrian connection from Village 3 North to the Chula Vista Greenbelt/OVRP trail located in the Otay River Valley via the Regional Trail along Main Street. The Trail is comprised of a 10' wide concrete treated base or stabilized decomposed granite surface with a post and rail fence.

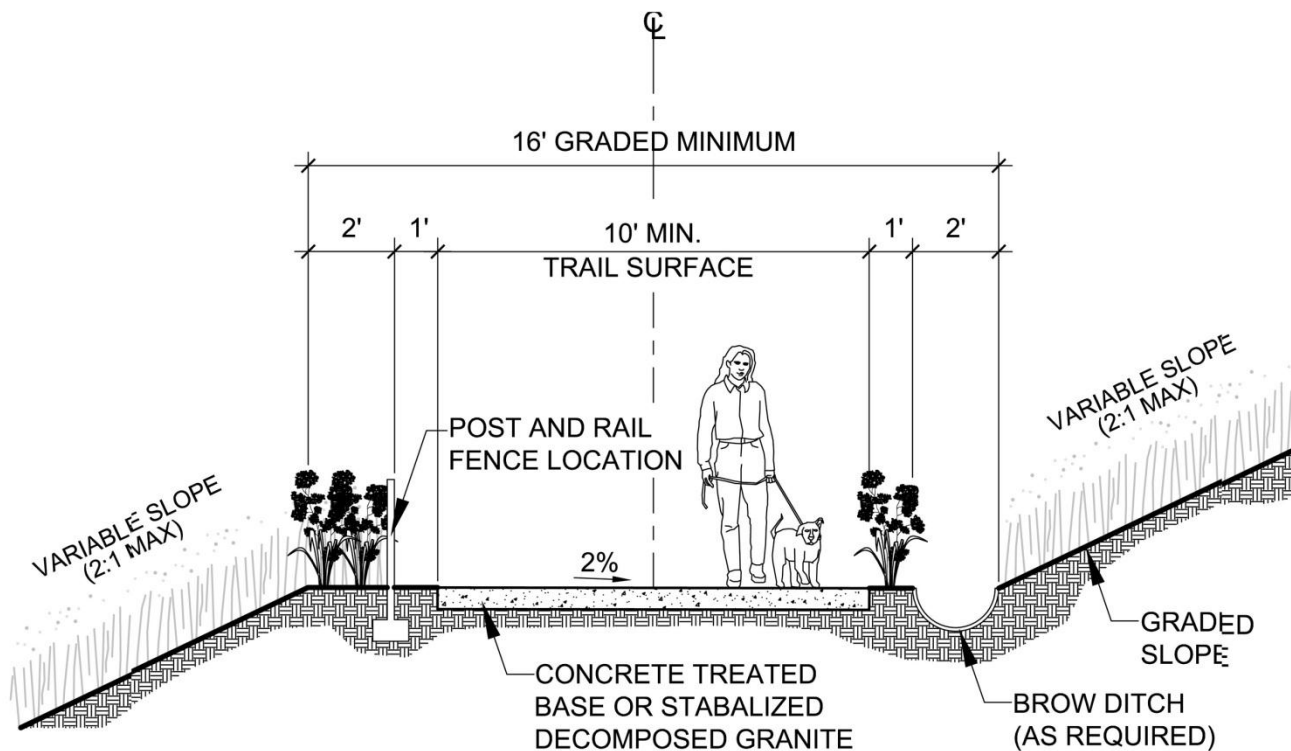


Exhibit 26  
Village Trail



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## 11. Village Structure

### F. Village Park Concept

The village park system is designed to provide diverse park and active and passive recreational opportunities for village residents. The park and recreation facilities have been located to create focal points and identity within the village. Private facilities will be designed in conformance with the City Parks Master Plan, Design Manual and Landscape Manual. The following includes the overall plan and conceptual designs for the park and recreational facilities. Additional information regarding park and recreation facilities is provided in the Parks, Recreation, Open Space and Trails Master Plan.







## 11. Village Structure

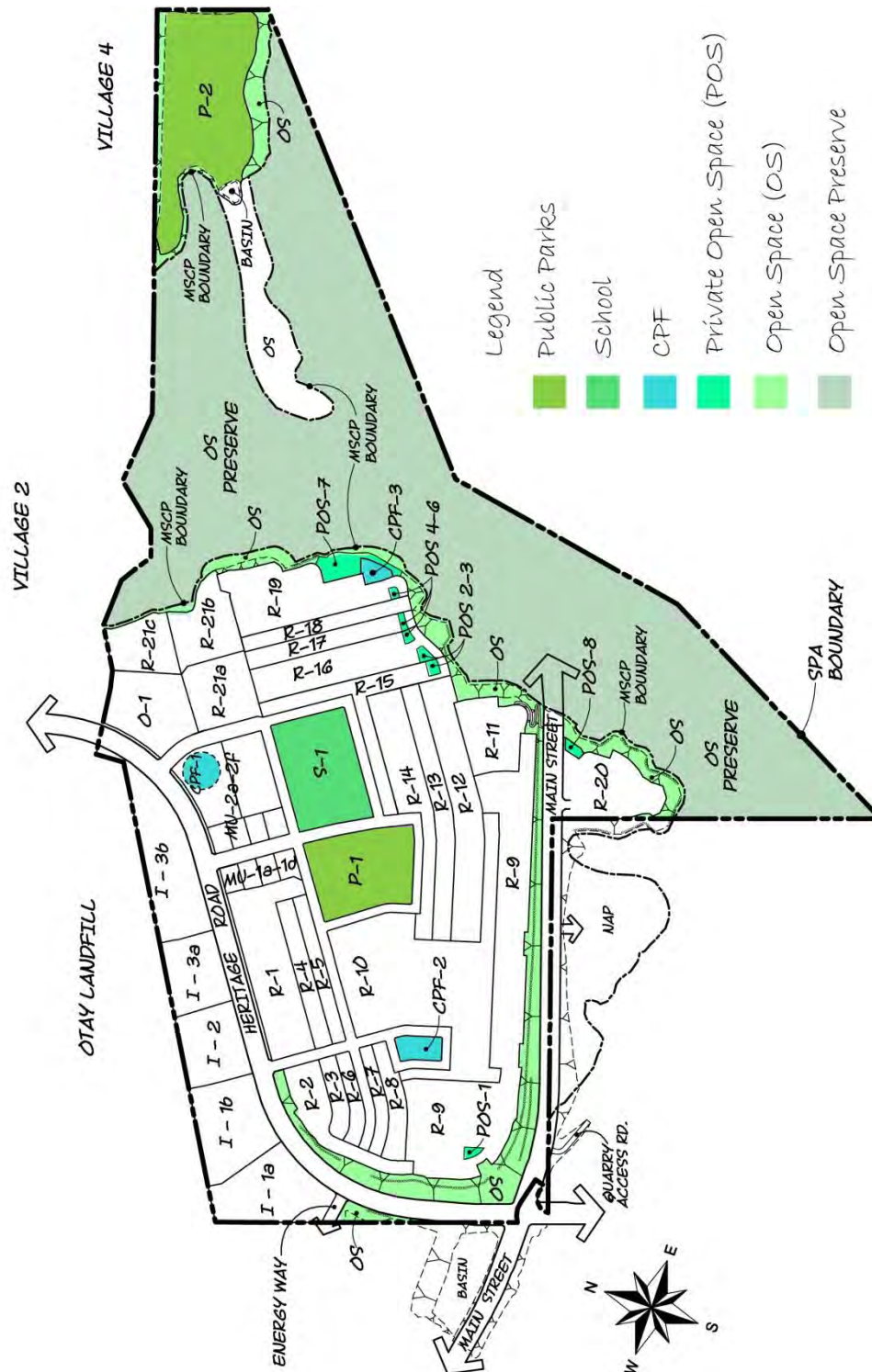


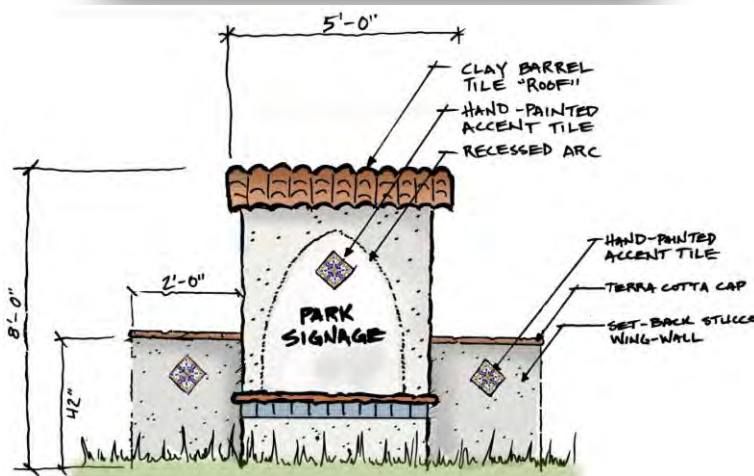
Exhibit 27  
Parks, Open Space, and Active Recreation Plan



## 11. Village Structure

### 1. P-1 Neighborhood Park

The public neighborhood park located adjacent to the elementary school will provide active and passive recreational opportunities. The location adjacent to the elementary school creates an expanse of open space and combines active recreational activities in one area of the village. Access to the adjacent school site should be coordinated with park site design. Access to the park site should be planned along all sides. Park amenities will be in conformance with the requirements of the City Parks Master Plan and may include multi-purpose open lawn areas, ball fields, lighted sports courts, picnic shelters, a dog park, tot lots and restroom and maintenance buildings. Parking will be accommodated on adjacent streets.



### Conceptual Park Signage



## II. Village Structure

### Plant Palette:

#### Trees:

<i>Calodendrus decurrens</i>	Incense Cedar
<i>Cedrus deodora</i>	Deodar Cedar
<i>Cupaniopsis anacardioides</i>	Carrotwood
<i>Ficus robiginosa</i>	Rustyleaf Fig
<i>Jacaranda mimisifolia</i>	Jacaranda
<i>Laurus nobilis 'Saratoga'</i>	Sweet Bay
<i>Quercus agrifolia</i>	Coast Live Oak
<i>Rhus lancea</i>	African Sumac
<i>Tristania conferta</i>	Brisbane box

#### Shrubs & Groundcovers:

<i>Agapanthus africanus</i>	Lily-of-the-Nile
<i>Agapanthus Rancho White</i>	White Lily-of-the-Nile
<i>Aloe species</i>	Aloe
<i>Anaigozanthos hybrids</i>	Kangaroo Paw
<i>Bougainvillea species</i>	Bougainvillea
<i>Callistemon citrinus Compacta</i>	Dwarf Lemon Bottlebrush
<i>Carissa macrocarpa Green Carpet</i>	Prostrate Natal Plum
<i>Ceanothus species</i>	Carmel Creeper
<i>Cistus species</i>	Rock Rose
<i>Dietes bicolor</i>	Fortnight Lily
<i>Echium fastuosum</i>	Pride of Madeira
<i>Lantana montevidensis</i>	Lantana
<i>Lavendula species</i>	Lavender
<i>Ligustrum japonicum 'Texanum'</i>	Texas Privet
<i>Limonium perezii</i>	Sea Lavender
<i>Myoporum parvifolium Putah Creek</i>	No Common Name
<i>Phormium species</i>	Flax
<i>Rosmarinus officinalis</i>	Rosemary
<i>Scenecio mandraliscae</i>	Kleina
<i>Strelitzia nicotia</i>	Giant Bird of Paradise
<i>Strelitzia reginae</i>	Bird of Paradise







## 11. Village Structure



### Grasses (Parkway planting):

<i>Carex</i> spp.	Sedge
<i>Dianella</i> spp.	Flax Lily
<i>Muhlenbergia capillaris</i>	Pink Muhly

### Turf:

*Paspalum vaginatum* 'Aloha' Seashore Paspalum

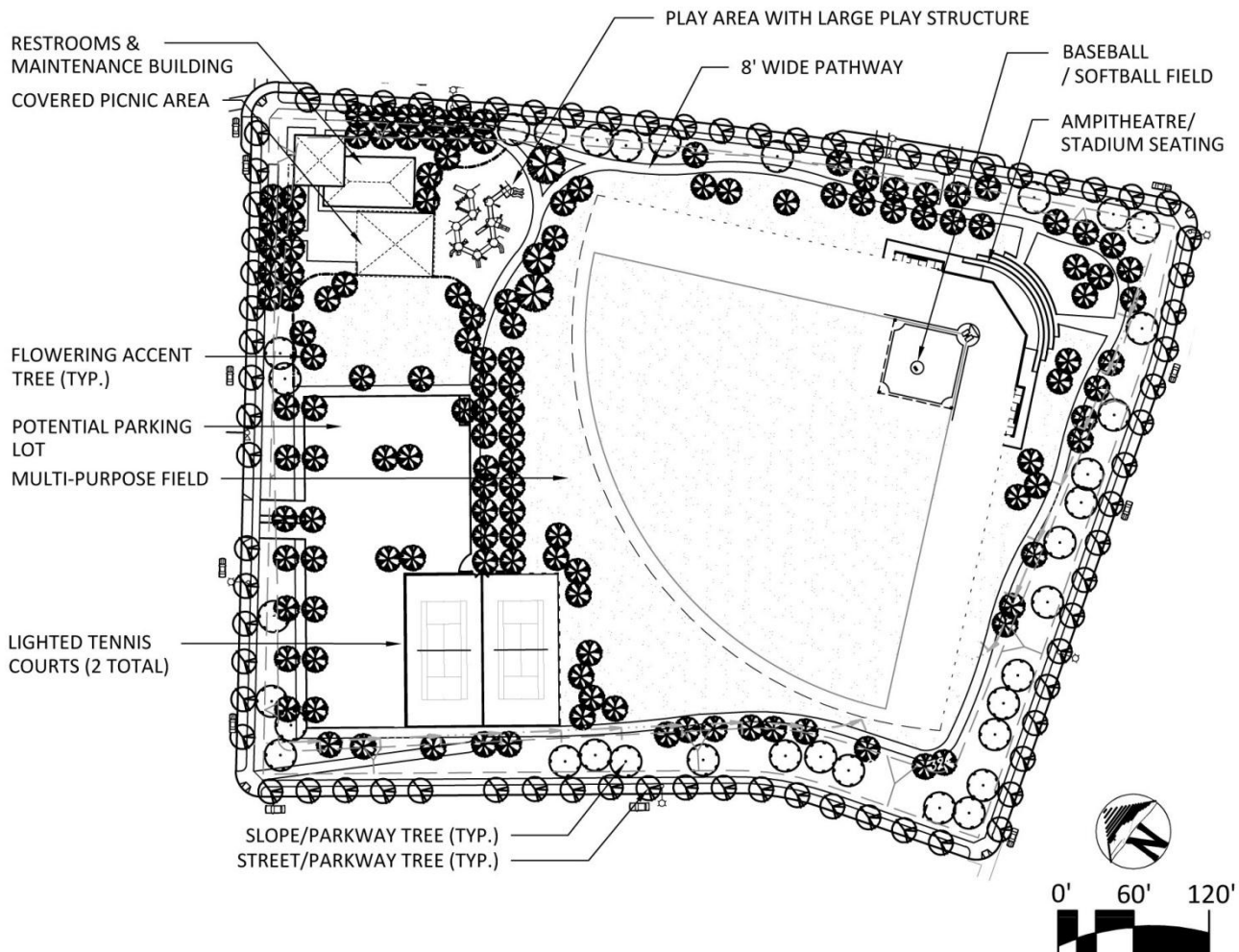


Exhibit 28  
**Neighborhood Park (P-1) Concept Plan**

This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.



## 11. Village Structure

### 2. P-2 Community Park

The P-2 Community Park is located in Village 4 south of the larger P-4 Community Park established in the Villages 2, 3 and a portion of Village 4 SPA Plan. The Wolf Canyon Preserve area surrounds the park on the east and south and provides opportunities for views to expanded open space. Access is provided via a signalized intersection at Santa Luna and La Media Road. The P-2 Park serves the recreational needs of the area with a lighted softball field, lighted multi-purpose field, skateboard park, picnic areas with shade structures, lighted parking lot and trails. Lighting within the P-2 Park shall be directed away from adjacent Preserve areas and shielded to prevent light spillage into the Preserve. See “Public Park Lighting” on Page 96 for additional lighting guidelines. Landscaping with the 100’ Preserve Edge/Brush Management Zone must be consistent with the “Approved Plant List” (Attachment A) and consistent with the Preserve Edge Plan and Fire Protection Plan.





## 11. Village Structure

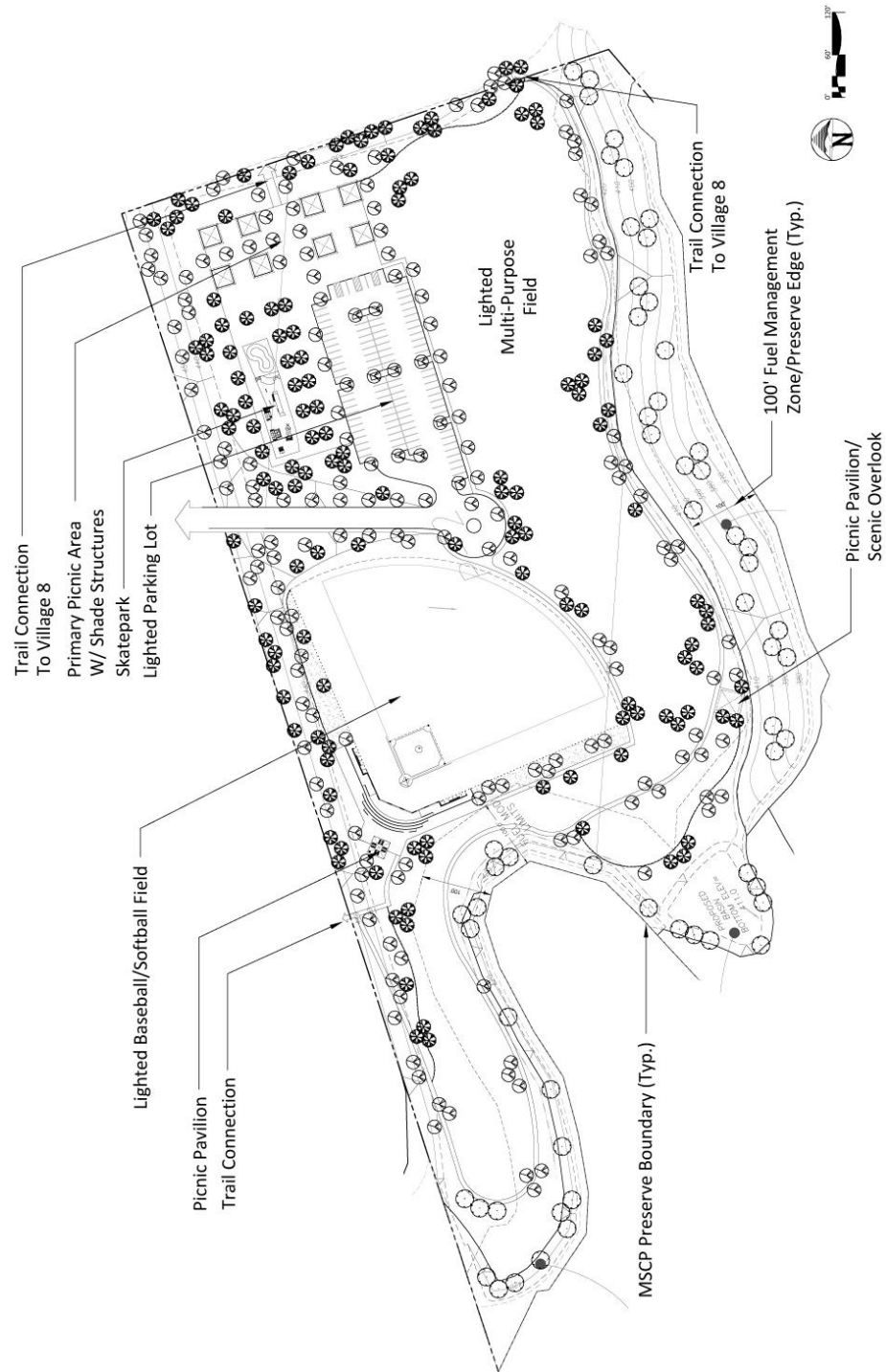


Exhibit 29  
**Community Park (P-2) Concept Plan**

This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.



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## 11. Village Structure

### **Plant Palette:**

See P-1 Park plant palette above for areas outside of the Preserve Edge/Fuel Modification area. See “Approved Plant List” (Attachment “A”) for plant palette and Preserve Edge Plan and Fire Protection Plan for planting and irrigation requirements within the 100’ Preserve Edge/Brush Management Zone.





## 11. Village Structure

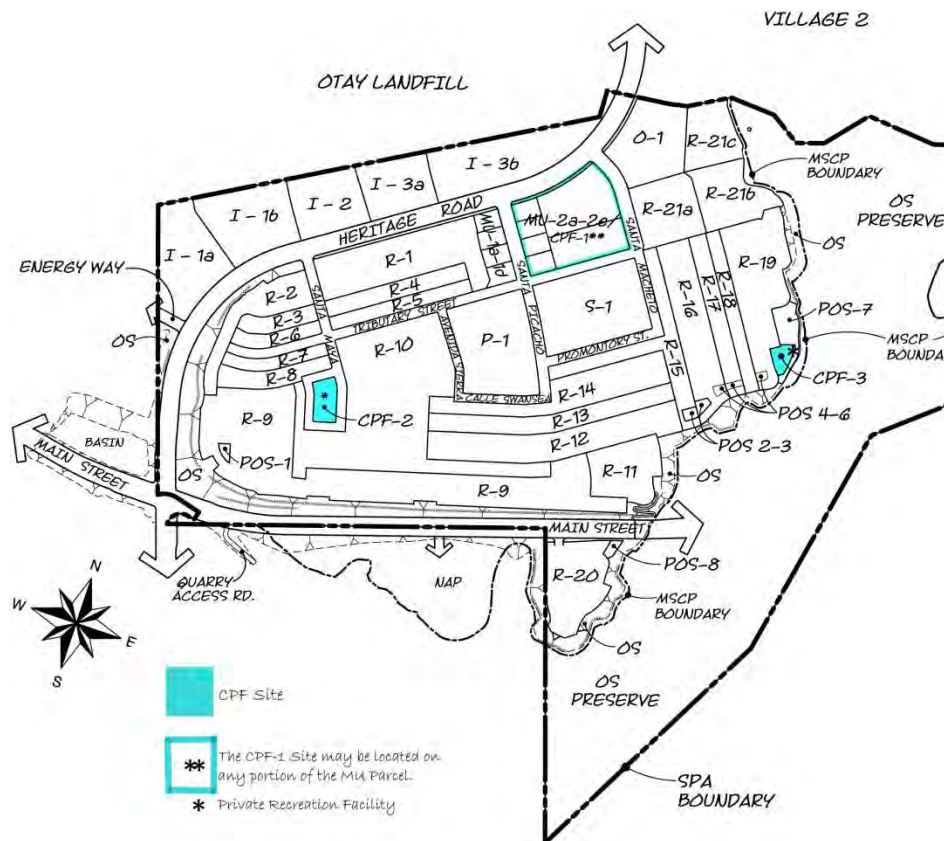
### 3. Community Purpose Facilities

Community purpose facilities are defined in Chula Vista Municipal Code 19.48 PC – Planned Community Zone. The Village Core includes a CPF site (CPF-1) within the Mixed Use area. In addition, two CPF sites are privately owned and maintained Private Recreation Facilities (PFR) are located to provide recreational amenities in proximity to single family neighborhoods throughout the village. The facilities create focal points in the village and are connected through the village pedestrian circulation system. Each facility will be designed to complement the surrounding neighborhood and amenities will be tailored to the specific needs of the neighborhood. Typical PFR concept plans are provided below.



#### Plant Palette

See P-1 Park Palette above.







## 11. Village Structure

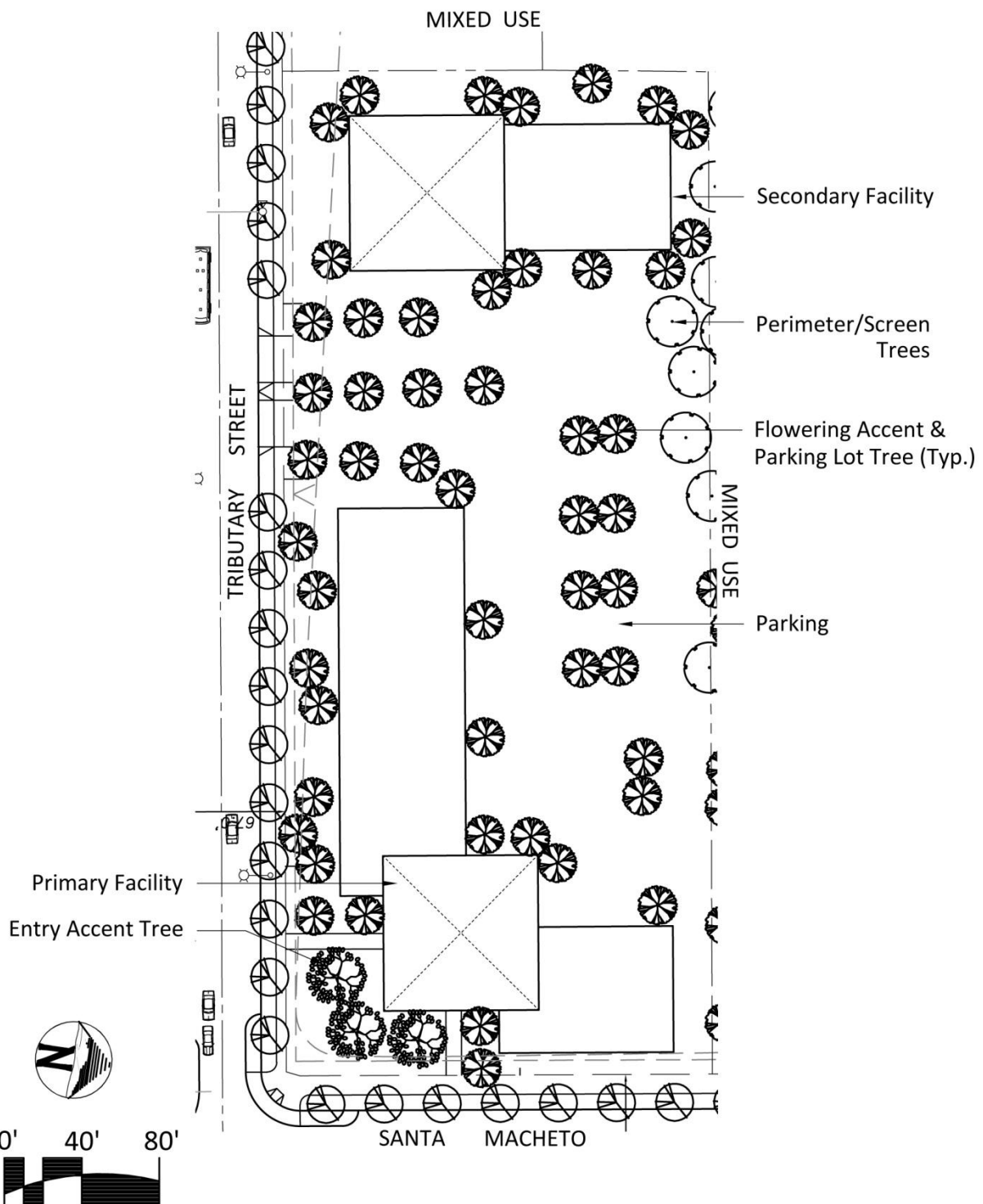


Exhibit 30  
**Community Purpose Facility Concept Plan (CPF-1)**

This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.



## 11. Village Structure

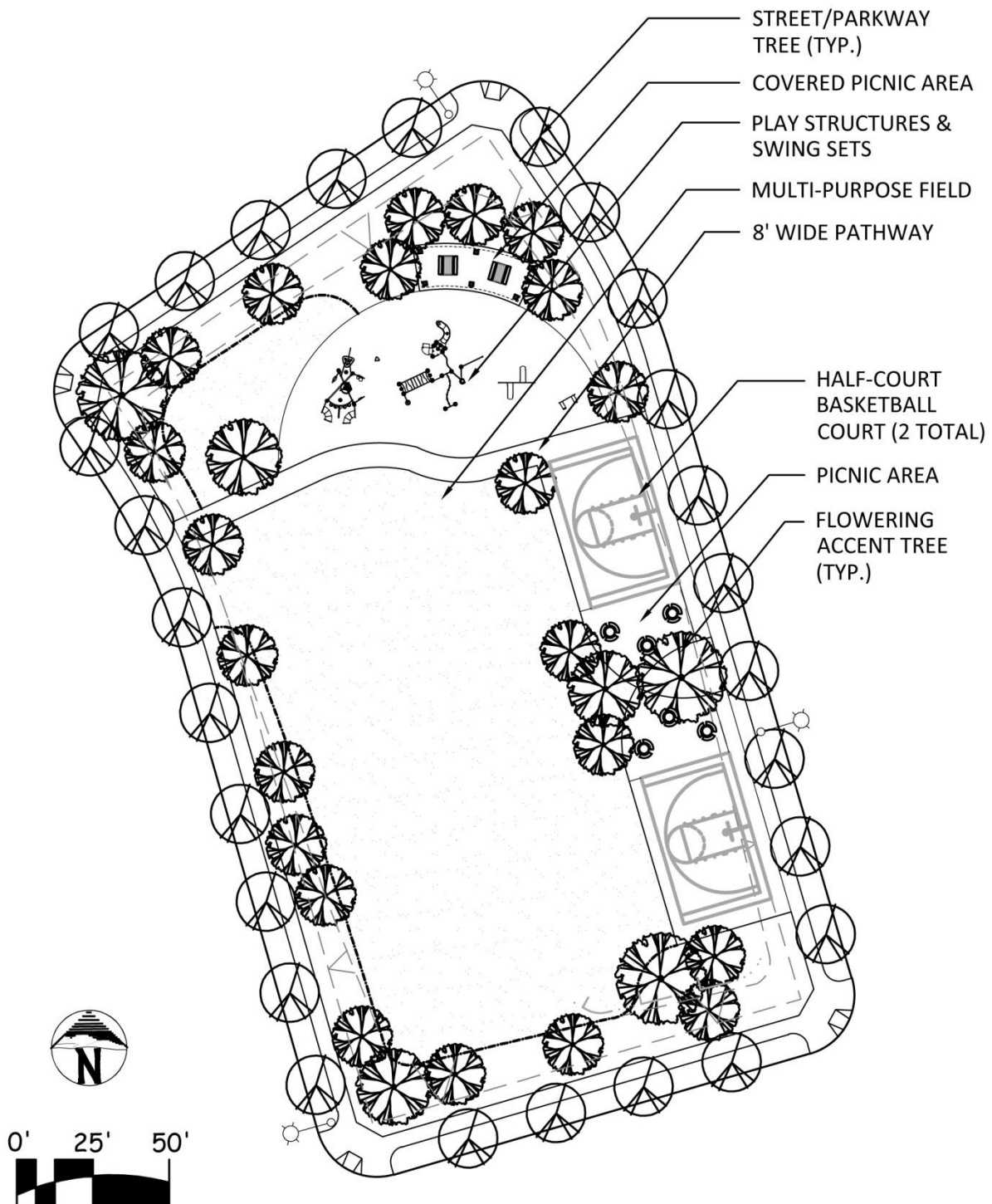


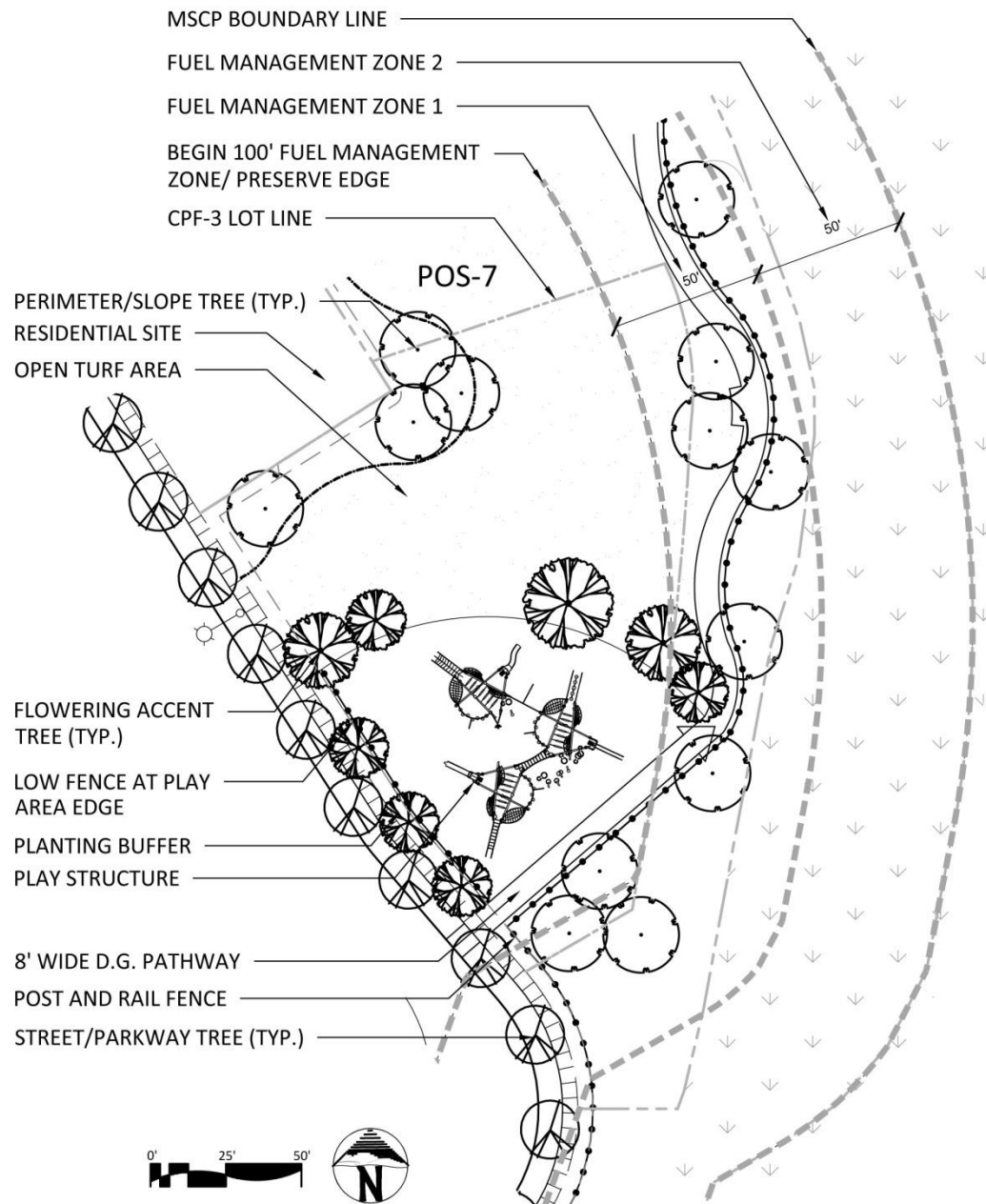
Exhibit 31

### Private Recreation Facility Concept Plan (CPF-2)

This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.



## 11. Village Structure



No structures other than fencing and walls shall be allowed within 100-foot Preserve Edge as depicted in Exhibit 31. Perimeter fences and walls within the 100-foot Preserve Edge shall be built and landscaped to minimize visual impacts on the Preserve and the Otay Valley Regional Park. Landscape plans for areas adjacent to the MSCP Preserve must be consistent with the "Approved Plant List" (Attachment A) and the Preserve Edge Plan landscaping and irrigation requirements. Any proposed use within the Preserve Edge shall be subject to review and approval of the Deputy City Manager / Development Services Director.

### Exhibit 32 Private Recreation Facility Concept Plan (CPF-3)

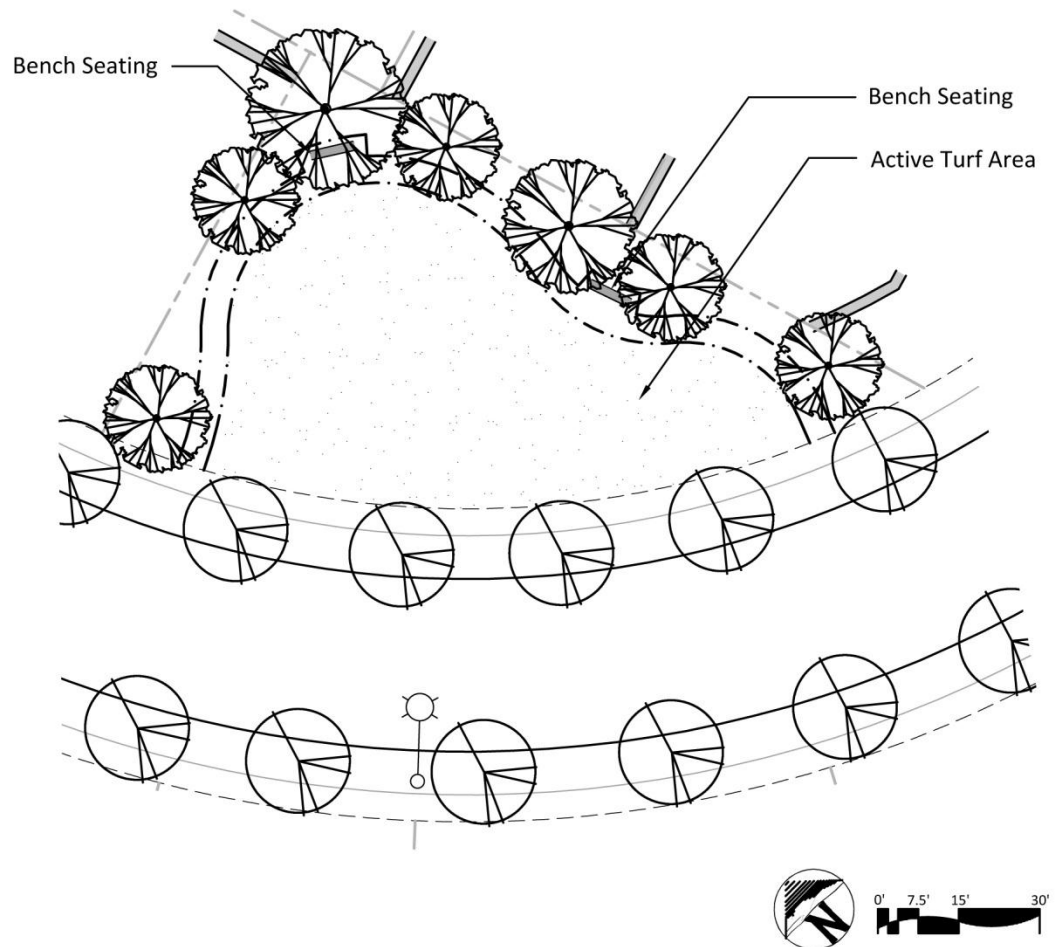
This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.



## 11. Village Structure

### 4. Private Open Space

Private Open Space areas are distributed throughout Village 3 North. They are located within single family neighborhoods and may contain open lawn areas, bench seating, picnic areas and/or exercise stations. Private Open Areas may provide Common Useable Open space requirements identified in the PC District Regulations. See P-1 Park Plant Palette.



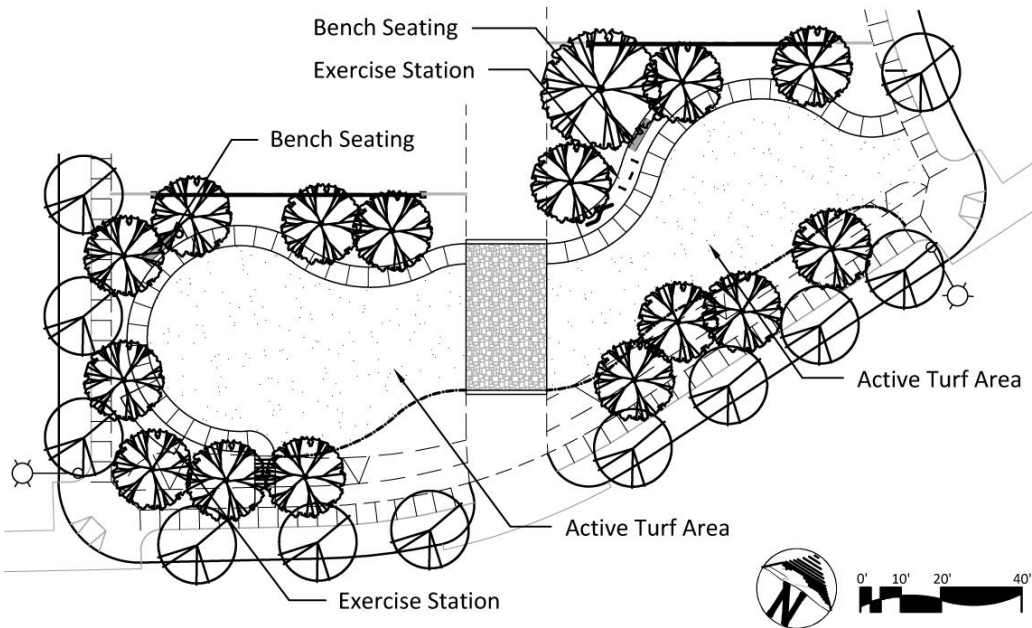




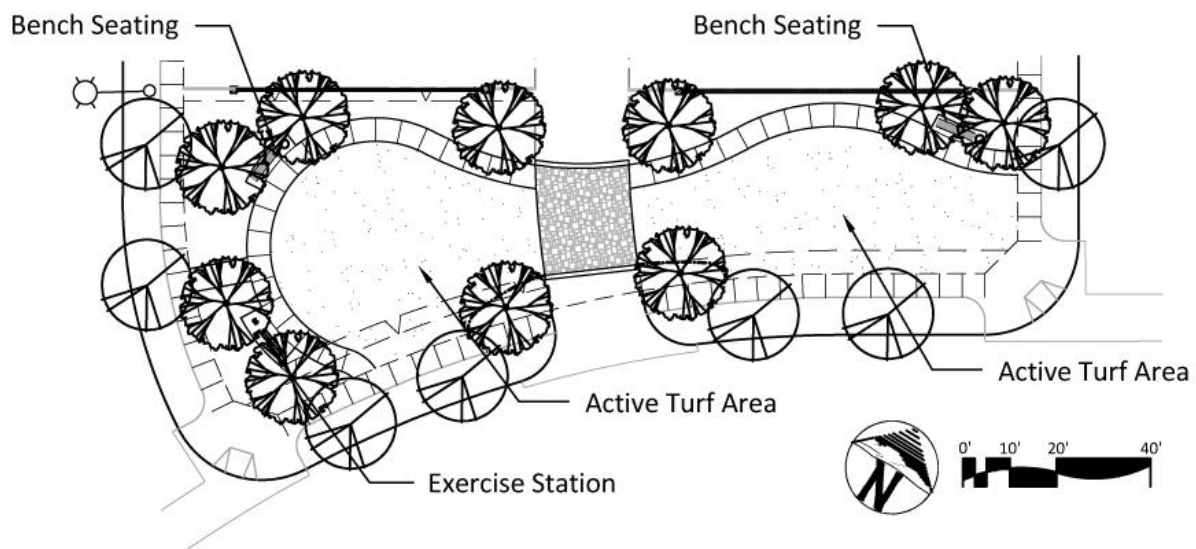
## 11. Village Structure

### Private Open Space (POS - 1) Concept Plan

This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.



### Private Open Space (POS - 2 and 3) Concept Plan

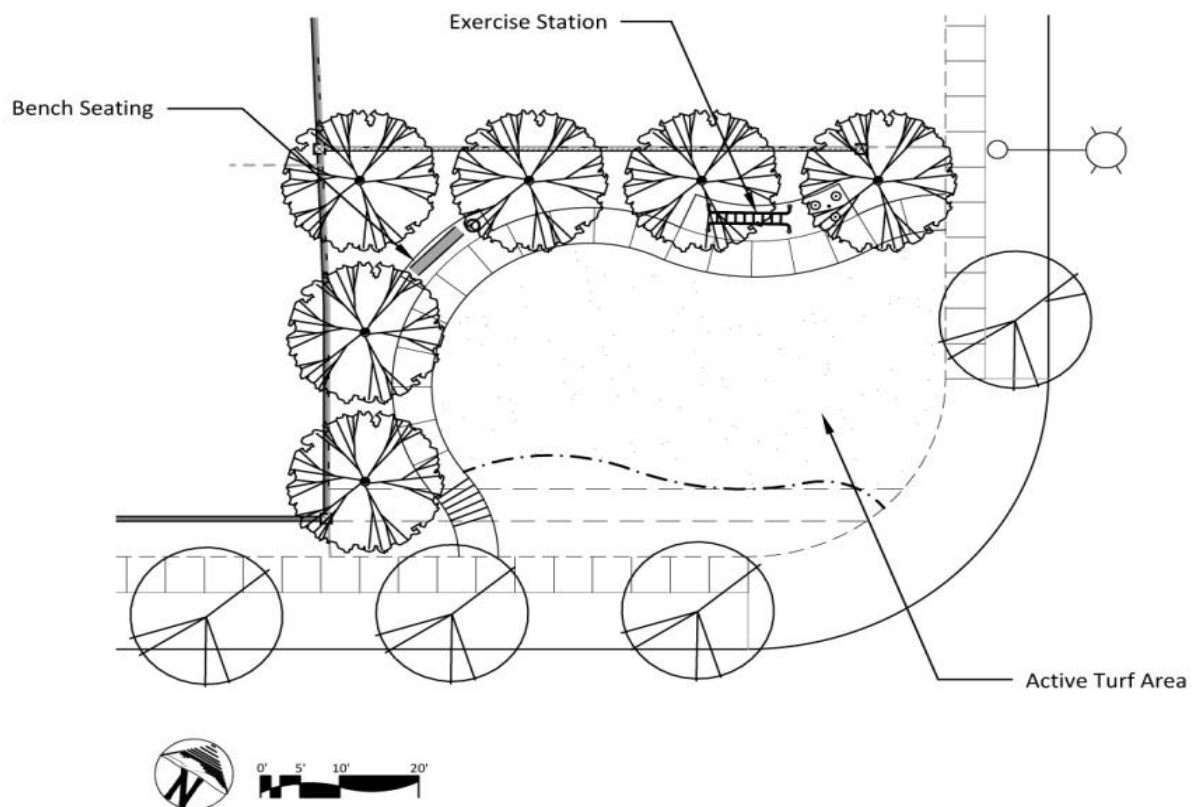


### Private Open Space (POS - 4 and 5) Concept Plan

These concept plans are for illustrative purposes only. Actual site development may vary from concepts depicted in these exhibits.



## 11. Village Structure

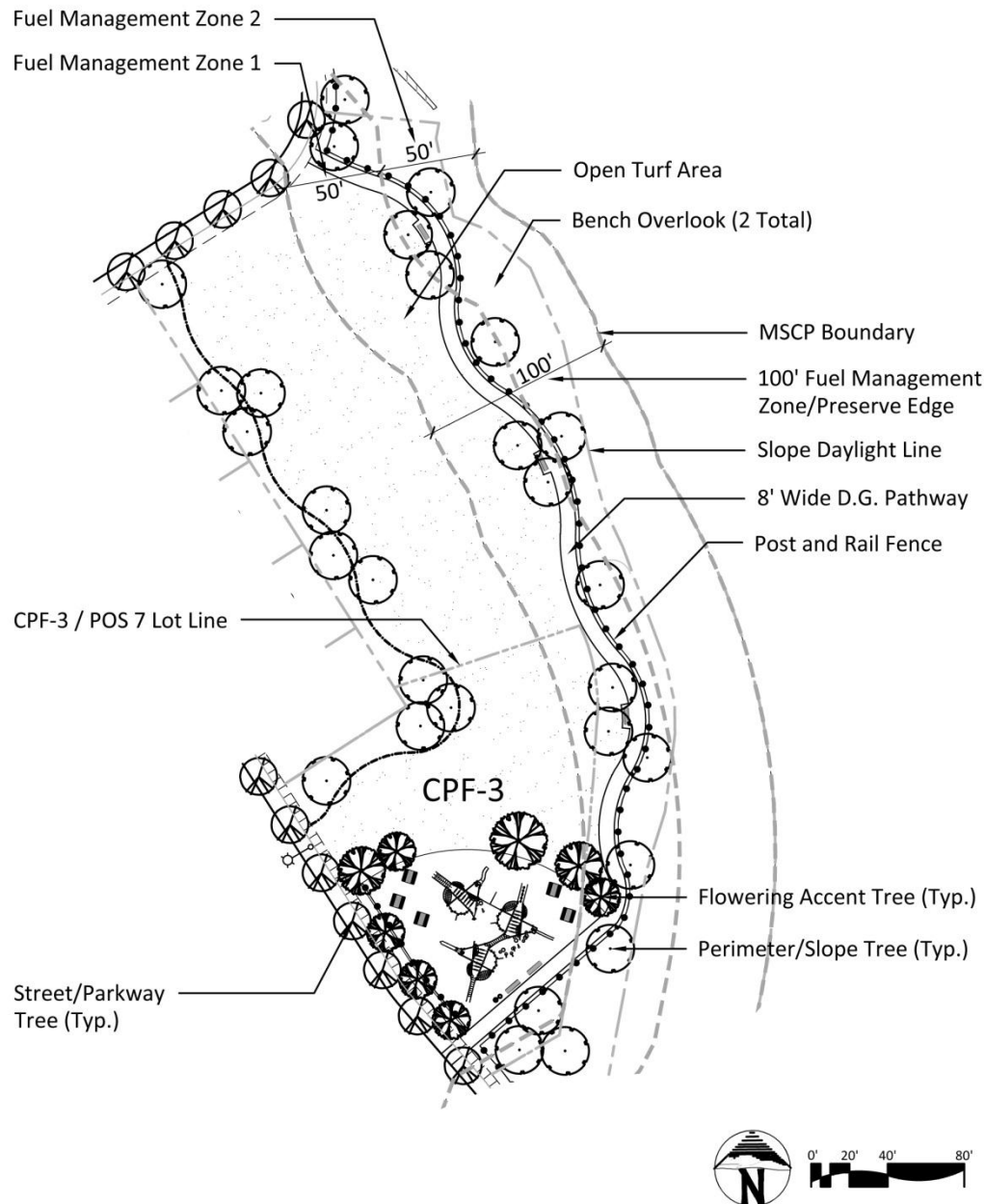


### Private Open Space (POS - 6) Concept Plan

This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.



## II. Village Structure



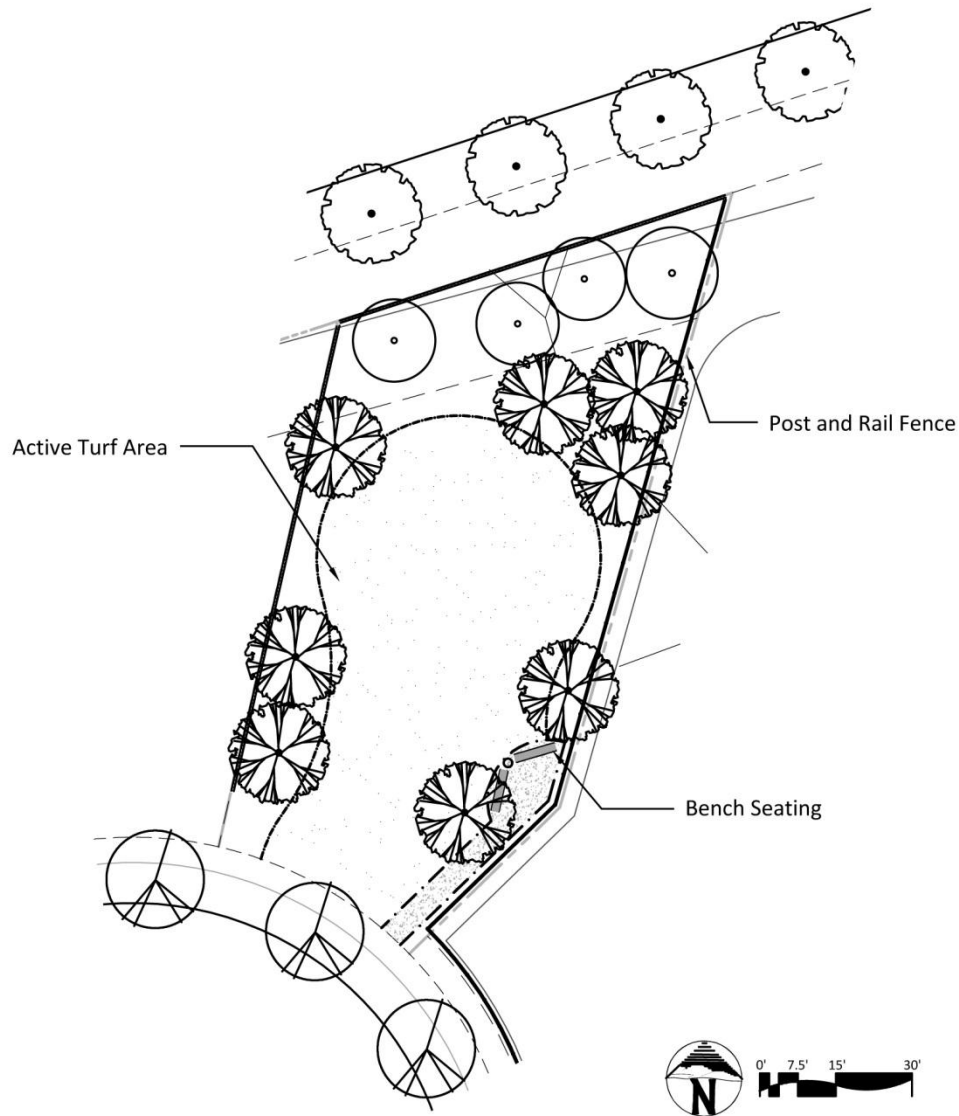
No structures other than fencing and walls shall be allowed within 100-foot Preserve Edge. Perimeter fences and walls within the 100-foot Preserve Edge shall be built and landscaped to minimize visual impacts on the Preserve and the Otay Valley Regional Park. Landscape plans for areas adjacent to the MSCP Preserve must be consistent with the "Approved Plant List" (Attachment A) and the Preserve Edge Plan landscaping and irrigation requirements. Any proposed use within the Preserve Edge shall be subject to review and approval of the Deputy City Manager / Development Services Director.

### Private Open Space (POS - 7) Concept Plan

This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.



## 11. Village Structure



### Private Open Space (POS - 8) Concept Plan

This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.





## 11. Village Structure

### G. Wall and Fence Concepts

#### 1. Community Walls

The Ranch-wide theme will be maintained through a comprehensive system of walls and fences. Walls at the Village entries will be designed to accent the entries and establish the Old California character. Entry monumentation and architectural walls will be comprised of a light stucco finish and will provide screening, sound attenuation, security and neighborhood identity. Community perimeter walls will be constructed of light colored integral color concrete block. An enhanced wall design is also proposed at key locations within the village core and at community entries. Plantable Retaining Walls are as described on Pages 27 to 36.

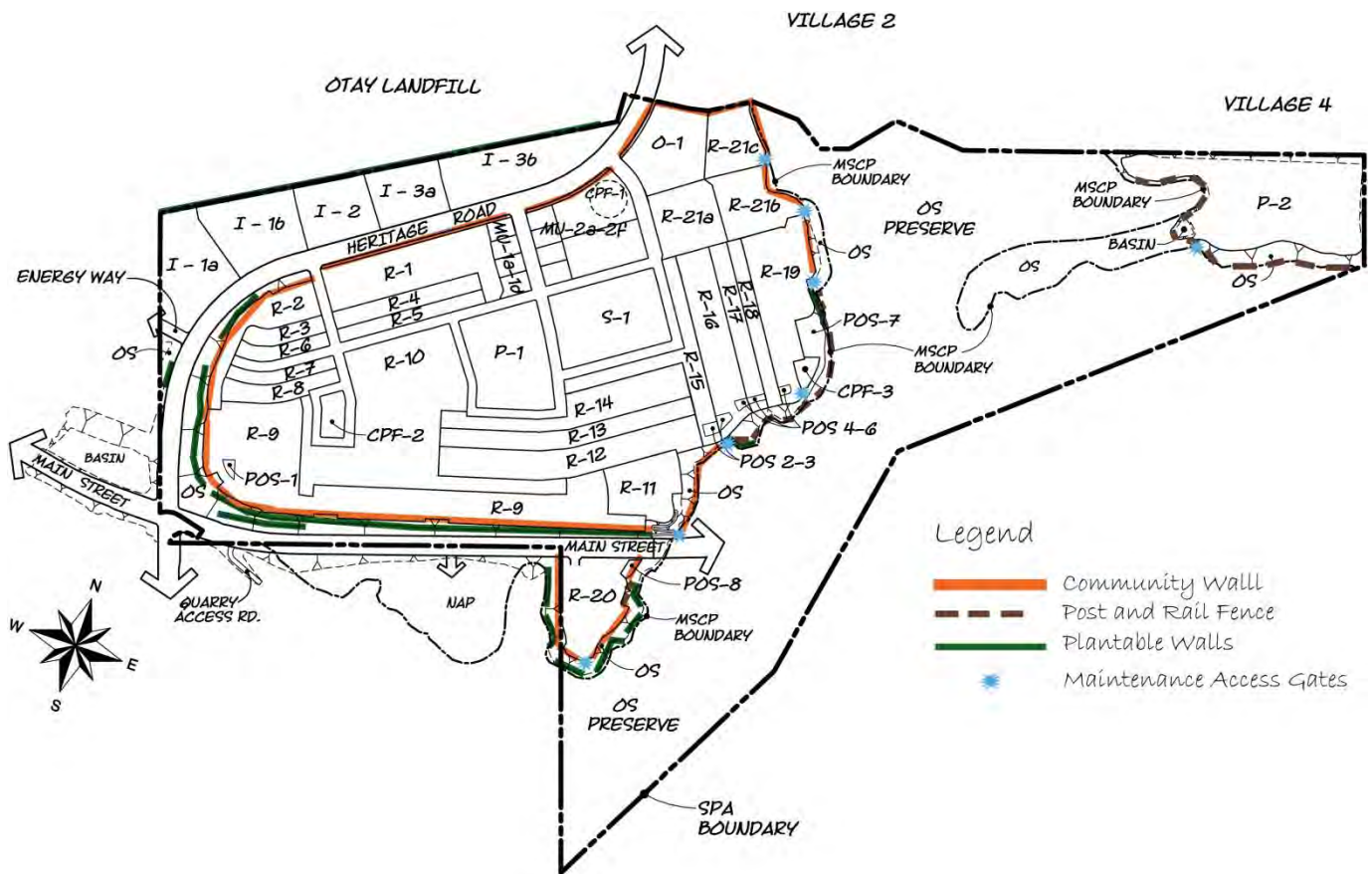
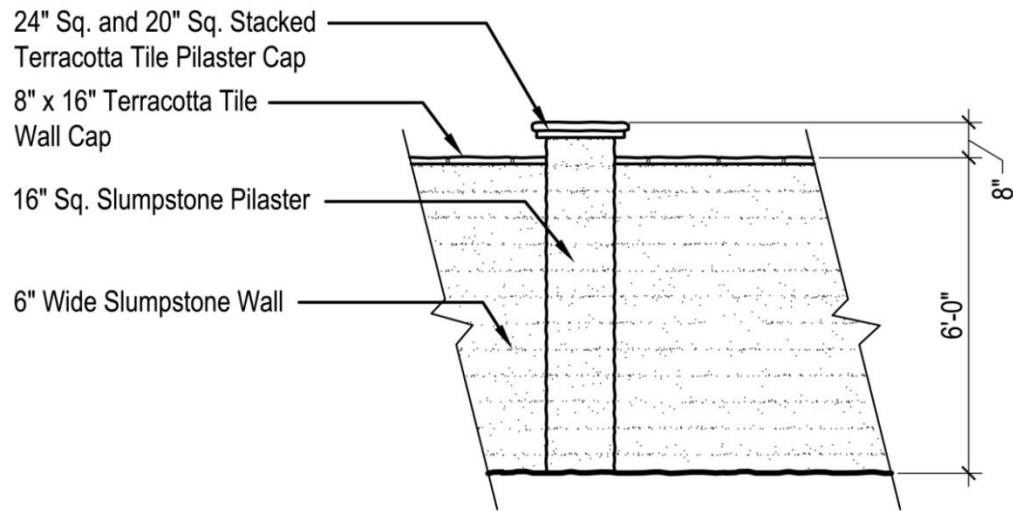


Exhibit 34  
Fence and Wall Concept Plan



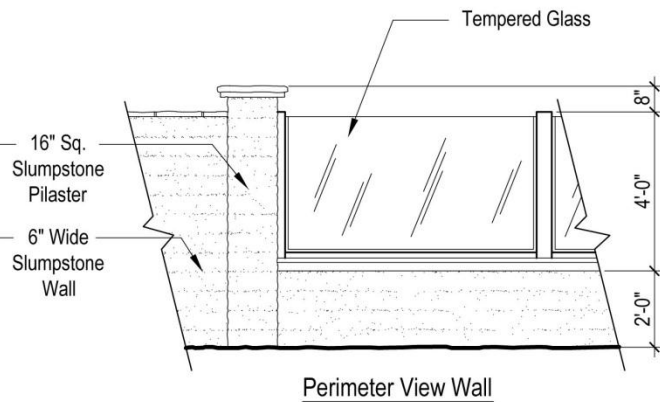
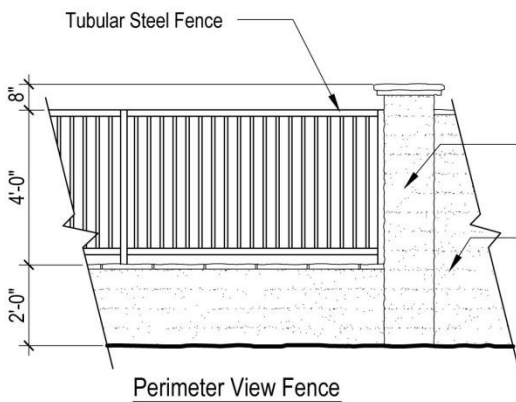
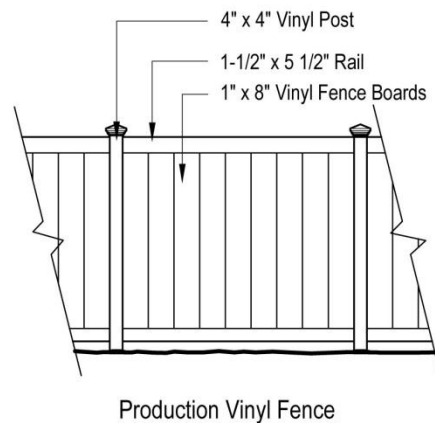
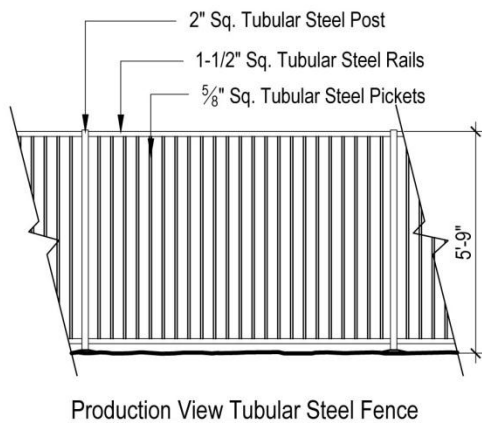
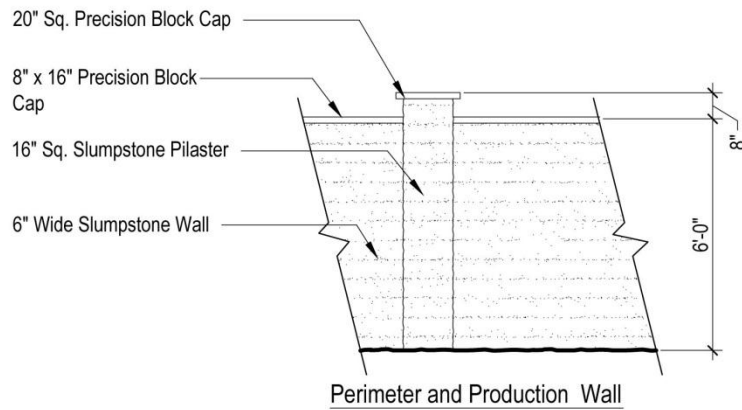
## 11. Village Structure



Enhanced Perimeter Pilaster and Wall



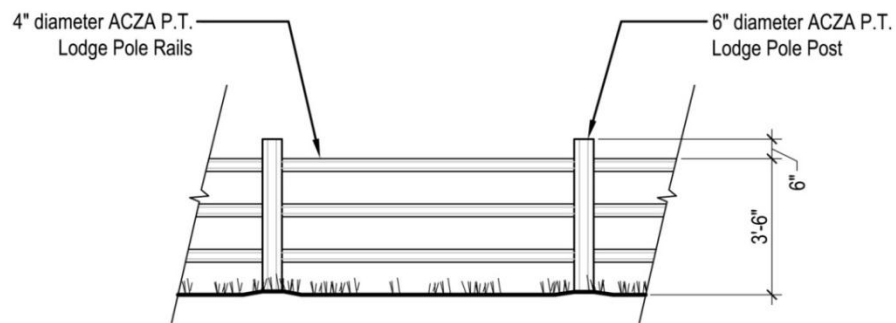
## 11. Village Structure



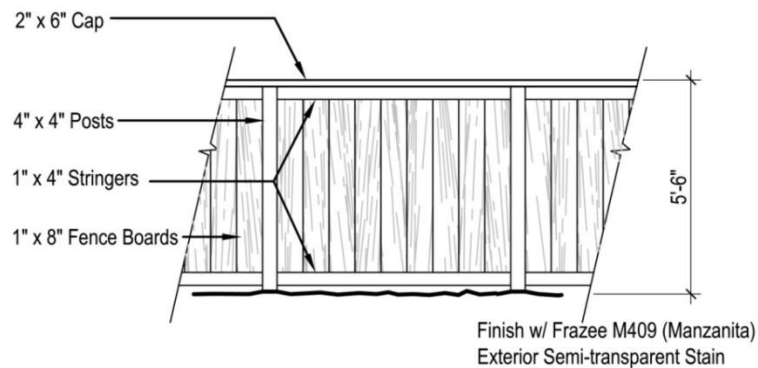
All block to be ORCO Block "La Paz" color or approved equal.  
All tubular steel fencing and hardware to be Frazee Paint color #AC093N Alligator or approved equal.  
All vinyl fencing color to be Tan or approved equal.



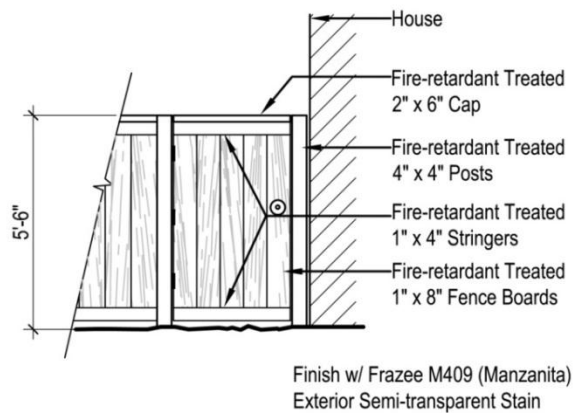
## 11. Village Structure



Trail Fencing



5'-6" High Side Yard Wood Fence



5'-6" High Fire-retardant Wood Fence Returns

Note: Side yard fencing, including returns, are subject to the Village 3 North Fire Protection Plan requirements.

Exhibit 35  
**Fence and Wall Details**



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## II. Village Structure

### H. Lighting Concepts

The village lighting design concept focuses on the quality of light along specific corridors and areas. Light standards must have a distinctive character to relate to the corridors they serve. Lighting along pedestrian corridors must be more human in scale, closer spaced and lower than is typically found on an urban street. Light standards should be manufactured of high-quality materials that are visually pleasing. The base, pole and light fixture must be attractive and suitable to the design theme of the village. Light fixtures shown below are conceptual. Final fixture design will be determined in the Village 3 North Master Precise Plan. The objectives for exterior lighting are as follows:



- ❖ To contribute to the safe and efficient use of all public and private areas in the village.
  - ❖ To increase the perception of personal and property safety.
  - ❖ To complement and reinforce the architectural and landscape character of all public and private spaces.
  - ❖ To contribute to the ease of way finding through the village.
  - ❖ To meet all applicable public and environmental standards, including energy conservation.
  - ❖ To provide a consistent quality of lighting throughout the village.
  - ❖ To avoid adverse impacts such as excessive glare and light spill.
- 
- ❖ To reinforce the identity of each component of the village, including private and public space improvements.
  - ❖ To avoid adverse impacts to sensitive biological resources within the adjacent Otay Ranch Preserve by directing light away from Preserve areas through the placement and shielding.



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## 11. Village Structure

- ❖ Special accent lighting may be proposed within the mixed use commercial, CPF sites and school site (See Exhibit 35). Special accent lighting may include architectural, pathway and/or lighting on signage. All special accent lighting proposed within the 100' Preserve Edge must be shielded and directed away from the Preserve to minimize/avoid light spillage into Preserve areas. Detailed lighting plans will be provided at the improvement/site plan level.
- ❖ Sport field, sport court, parking lot and architectural lighting is planned within public parks, including Neighborhood Park, P-1 and Community Park P-2. Lighting within public parks must be shielded to prevent light spillage into adjacent MSCP Preserve area and other adjacent land uses. See “Public Park Lighting” on Page 102 for lighting requirements.









## 11. Village Structure

### 1. Secondary Village Entry Street Lighting

Street lighting will be from the opposite side of the street from the pathway. The pathway lighting will be illuminated by a pedestrian scale theme light source.

**Pole:**

Custom color concrete, approximately 22 feet tall for street lights and painted metal theme character 12 feet tall for pathway lights.

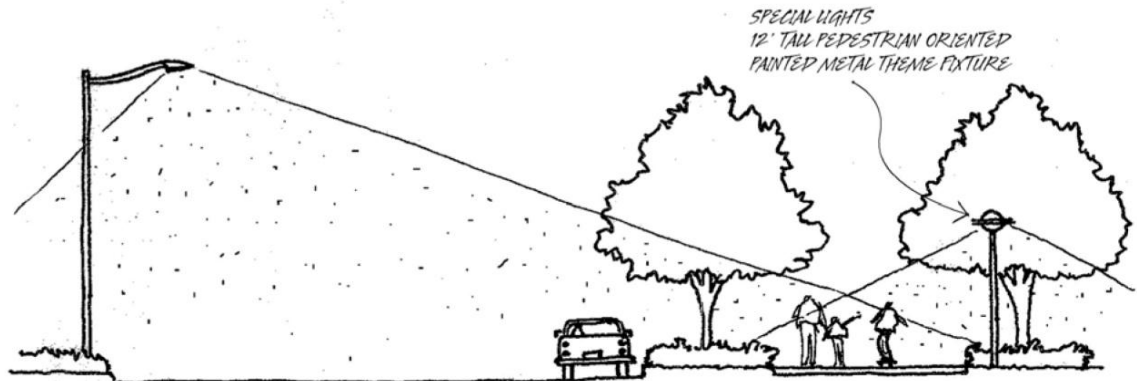
**Fixture Type:**

Street lights – conventional with special color fixture and custom color concrete pole.

Pathway lights – design and color complimentary to the Village design theme.

**Lamp Type:**

LED Lamp







## 11. Village Structure

### 2. Residential Streets (Promenade) Lighting

Promenade Streets serve automobile, pedestrian and/or bicycle traffic. Street lighting will be located on the opposite side of the street from the promenade walk. Pedestrian scale lighting will be located next to the promenade walk.

#### **Pole:**

Custom color concrete, approximately 22 feet tall for street lights and painted metal theme character 12 feet tall for pathway lights.

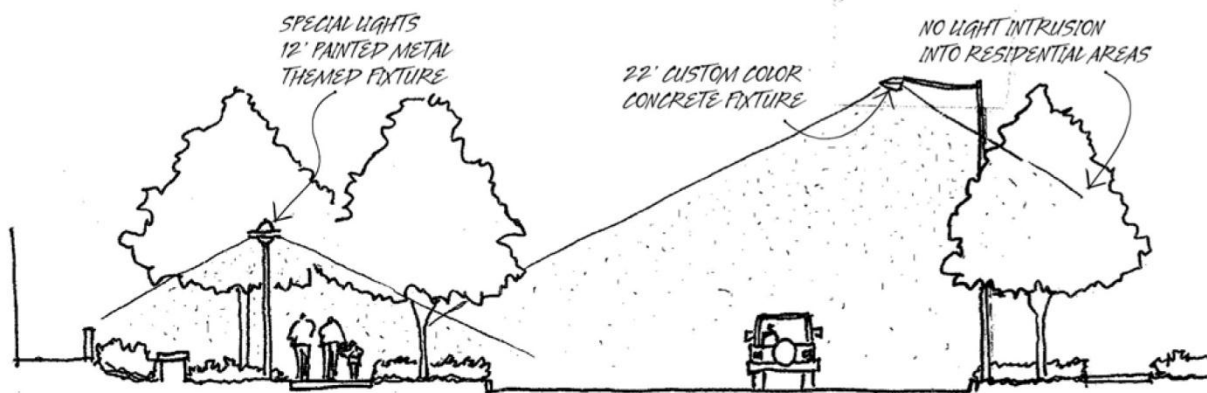
#### **Fixture Type:**

Cut-off feature for glare control for both lights.

Standard "Cobra Style" with cut off shield for street lights. Theme fixture for pedestrian path lights with shield.

#### **Lamp Type:**

LED Lamp





## 11. Village Structure

### 3. Parkway Residential Street Lighting

Residential streets are semi-urban roads with a pedestrian scale. The streets have homes on one or both sides, with pedestrian walks and on-street parallel parking.

**Pole:**

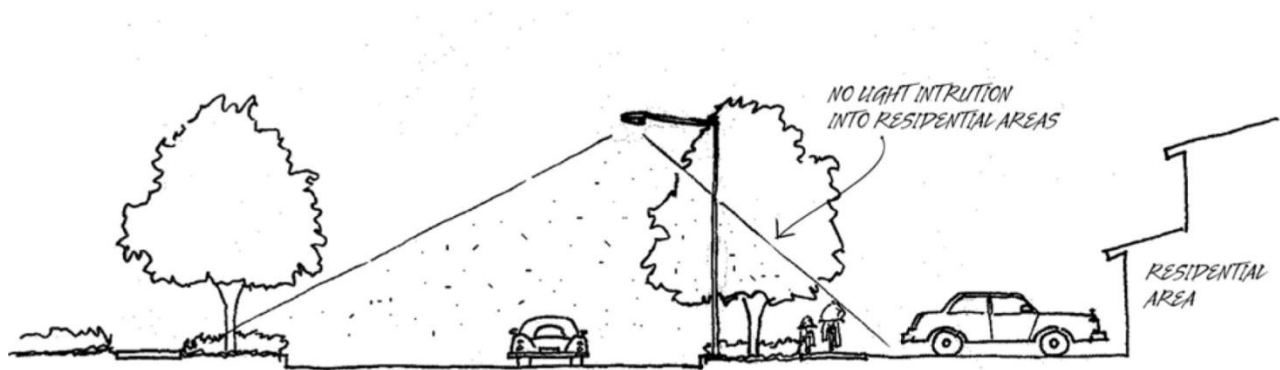
Pre-cast custom color concrete approximately 22 feet tall.

**Fixture Type:**

Cut-off feature for glare control, either pole top or single davit mount.

**Lamp Type:**

LED Lamp



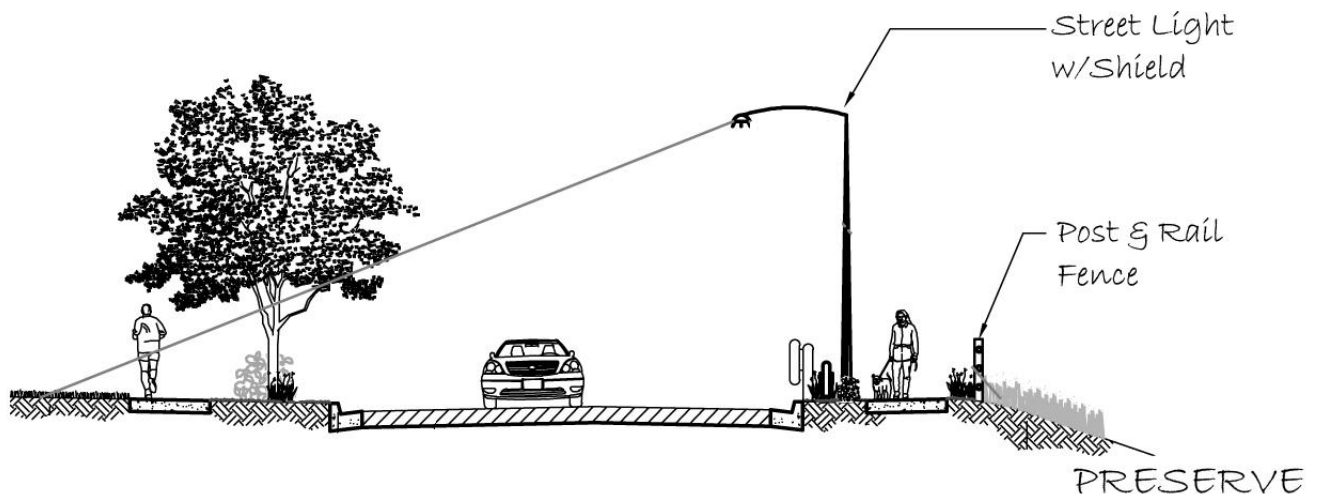


## 11. Village Structure

### 4. Lighting within 100' Preserve Edge



Lighting is proposed along the Modified Residential Street located within the 100' Preserve Edge. This single-loaded street has a home on one side of the street, with pedestrian walks on both sides of the street and on-street parallel parking permitted in front of homes. Light fixtures must be shielded to minimize light spillage (see example below) into Preserve areas. In addition, street lights must be installed on the south side of the single-loaded street, closest to the Preserve area, with light directed away from the Preserve. See Page 101 for Parkway Residential Street Light details.

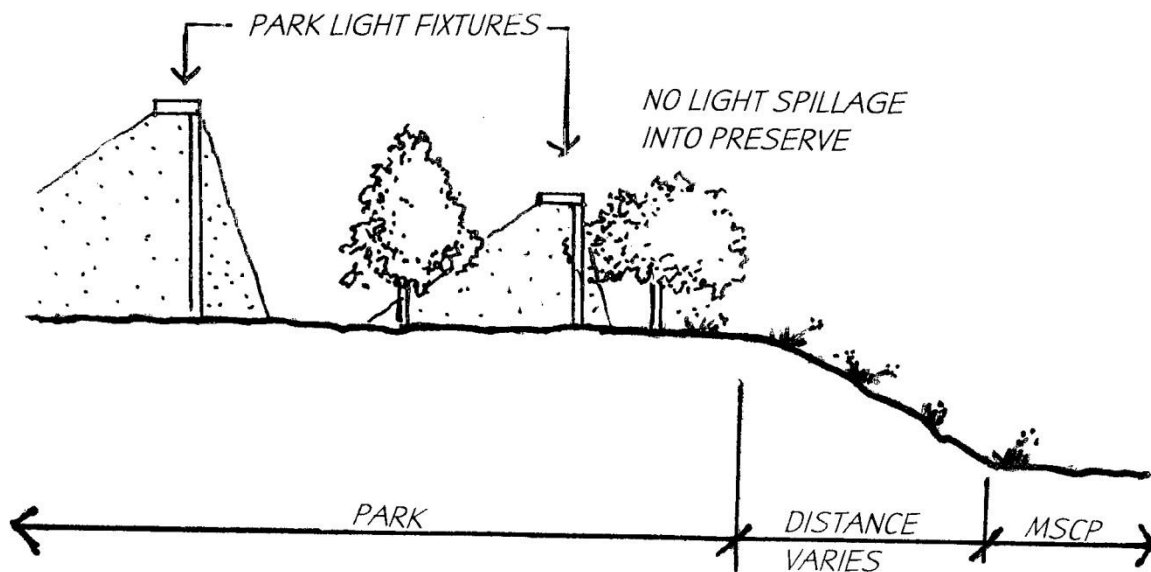




## 11. Village Structure

### 5. Public Park Lighting

Lighting is anticipated within the P-1 Neighborhood Park and P-2 Community Park. Sport court and field lighting will be provided to accommodate night-time use of sports fields and courts within public parks. In addition to sport court and field lighting, pathway/sidewalk, parking lot and architectural lighting may also occur within public parks. Light fixtures must be shielded to minimize light spillage into Preserve areas and other adjacent land uses. Specific lighting fixtures and lamps will be determined during the park master planning process.





## 11. Village Structure

### 5. Parking Lot Lighting

Parking lot lighting is consistent throughout the village, in terms of fixture height, spacing, light source and performance characteristics. Fixture style may differ between projects if necessary. Parking lots should be adequately lighted with pole mounted fixtures. Parking lot lighting adjacent to residential uses should be located to minimize light intrusion and be adequately shielded.

**Pole:**

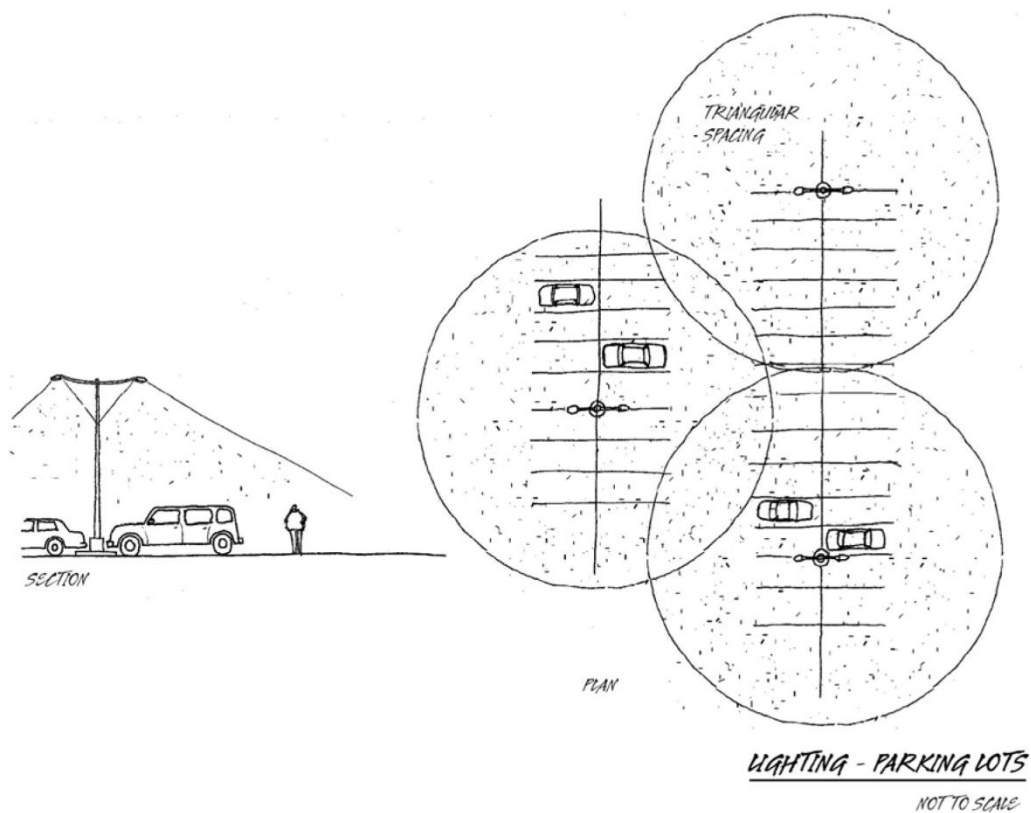
Painted metal, 20 feet tall, triangularly spaced.

**Fixture Type:**

Single or double mount, full cut-off fixtures.

**Lamp Type:**

LED Lamp



### III. Village Core Guidelines



- A. Village Core Design Concept
- B. Village Design Features





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### III. Village Core Guidelines

#### A. Village Core Design Concept

The primary feature of the village is the Village Core. The village core is composed of a variety of land uses that form the social, commercial and recreational focus for the village. The land uses that form the Village 3 North core include a neighborhood park, an elementary school, mixed-use commercial/retail/office and a variety of higher density residential housing types. The design objectives for creating the Village Core are:

- ❖ Create a sense of place with a highly identifiable character.
- ❖ Create a pedestrian friendly environment with activity, enclosure and comfort in specific areas.
- ❖ Maximize connections to the Village Core from secondary area residential development with pedestrian and bicycle routes.
- ❖ Implement a "Main Street" concept for the commercial/retail/office mixed-use area.
- ❖ Balance parking and vehicle access needs of commercial uses with the pedestrian focus within the village.
- ❖ Encourage a unified architectural style within the commercial core that can accommodate pedestrian oriented urban design concepts consistent with the village character.



In order to achieve these objectives, a conceptual plan has been developed. The plan addresses the arrangement and connection of uses in the Village Core and conceptually depicts the siting of buildings and parking. The unique character intended within the Village Core precludes the use of fixed or mandated design solutions. Instead, the critical elements of the Village Core, general character statements and identification of important design and site planning features are utilized to convey a qualitative description.

Additionally, design flexibility is necessary to respond to changing market conditions that may occur between initial project planning and final building.

A Village Core Master Precise Plan(s) will be prepared subsequent to this SPA/Design Plan approval. The Master Precise Plan(s) will expand on the design concepts and themes of this





### III. Village Core Guidelines

document and provide more detailed guidelines for architecture, signage, lighting, street furnishings and landscape.

#### B. Village Design Features

This section highlights important features of the Village Core Concept Plan and provides guidelines in four design areas: site planning and building orientation, pedestrian and vehicular access, urban character (landscape and/or hardscape) and lighting, signing and street furnishings.





### III. Village Core Guidelines



Exhibit 37  
Village Core Concept Plan





### III. Village Core Guidelines

This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.

#### 1. Site Planning and Building Orientation

- ❖ Community serving developments including the elementary school are encouraged to orient building entrances to the main circulation streets. Parking, service and utilitarian uses should be located internally to the sites or where they can be screened from public view. Parking within the public park should be sited to facilitate visual surveillance from the public street.



- ❖ Mixed use/commercial building entrances should be located along the street edge and should be closely spaced to increase articulation and interest along the pedestrian walk.

Design emphasis

on the entries improves the street scene and helps distinguish individual shops in multi-tenant buildings. Storefronts should incorporate display windows to create interest and encourage window shopping along the pedestrian walk. Uses that are not conducive to such exposure should be located away from the street-level shopping corridor.

- ❖ Shaded areas and a sense of enclosure will encourage visitors to linger and enjoy the defined areas within the Village Core. Features such as canopies, arcades and roof overhangs can achieve these objectives and also provide weather protection when necessary.



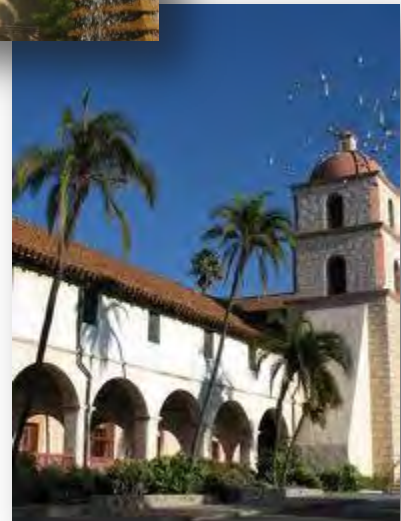
- ❖ Office buildings should front on streets, with main entrances clearly identified. Windows should also face the street to create interest and allow natural light into office spaces and interior building spaces. Parking should be provided at the rear of the building, away from key pedestrian oriented streetscapes. Pedestrian corridors should be incorporated into specific site plans,



### III. Village Core Guidelines

providing multiple points of access through the office site.

- ❖ In general, the exterior building elevations should incorporate a range of scale defining elements that relate larger building masses to the pedestrian scale. Examples include columns, archways, doorways, upper floor windows and balconies.





### III. Village Core Guidelines

#### 2. Pedestrian and Vehicular Access

- ❖ Vehicle access should be clearly secondary to pedestrian access through street design that incorporates narrow travel lanes and minimal driveways and curb cuts. Parking lots should be located behind buildings which front onto pedestrian-oriented streets.
- ❖ Broad sidewalks should be located along pedestrian streets to allow groups to comfortably pass each other. Frequent opportunities to sit, relax and observe should be provided with the inclusion of benches, steps, planters and low walls within and adjacent to the pedestrian walk.
- ❖ Pedestrian and bicycle routes should be maximized and well marked.







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### III. Village Core Guidelines

#### 3. Landscaping Design Guidelines

##### A. General Site Landscape Guidelines



❖ Design landscape and open space areas shall be an integral part of the overall site plan design, with a style and amenity level consistent with the surrounding environment and Preserve Edge Plan.

❖ Trees shall be used to define and enclose exterior spaces and to provide physical protection from the sun and wind.

❖ Street tree planting shall comply with the City of Chula Vista Shade Tree Policy Number 576-19. The objective is to maximize

shade cover to the greatest extent possible.

- ❖ The design of landscaped open space areas shall enhance the building design, create meaningful viewsheds and provide buffers and transitions between adjacent uses
- ❖ Trees, shrubs and vines shall be used to conceal walls, building elevations and parking facilities.
- ❖ Plant materials shall not interfere with security lighting or restrict access to emergency equipment such as fire hydrants or fire alarm boxes
- ❖ Any structures surrounding mailboxes should match the style of the homes/business where they are located.
- ❖ The pedestrian ground plane should be well defined with a hard surface that is textured or accented to identify focal areas.



❖ Grade separations should use structures rather than landscape banks to emphasize the urban character of the village and to serve as seating areas.

❖ Landscaping should reinforce the urban character of the area and reflect ordered, formal plantings rather than random, natural appearing materials. Trees should be incorporated into the pedestrian path, planted flush to ground



### III. Village Core Guidelines

level with overhead branches to create overhead canopies.

#### B. Surface Parking Area Landscape Standards

- ❖ Surface parking lots shall be landscaped and maintained with a combination of trees, shrubs and groundcover.
- ❖ Surface parking lots shall utilize “Orchard Style” tree planting for shade and screening purposes. Island finger planters shall include at least 2 trees (one tree on each end of the island) and shall be at least 8 feet in width and 18 feet in length.
- ❖ Trees shall be distributed throughout the surface parking area.
- ❖ Ensure through tree choice and maintenance that the lowest tree branches are more than eight feet above the finish grade at the base of the tree to prevent damage from and to automobiles, pedestrians and bicyclists.

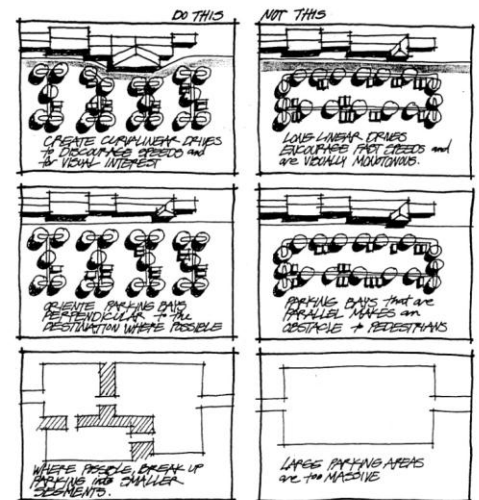


- ❖ Shade trees shall be provided for all new parking lots that will achieve 50% canopy cover over the parking stall areas five to 15 years after planting, pursuant to Chula Vista Shade Tree Policy Number 576-19 (May 22, 2012)

#### C. Landscape Paving Design Guidelines

These guidelines for payment apply to pedestrian-oriented areas within the Village. Pedestrian pavements may include, but are not limited to, sidewalks, paths, walkways, courtyards and plazas. Enhanced paving may be utilized within key vehicular areas as well.

- ❖ Paved surfaces intended for pedestrian and/or bicycle use





### III. Village Core Guidelines

shall have the following qualities:

- A surface texture rough enough to prevent slipping, but smooth enough to prevent stumbling;
- Maintenance-free and/or low maintenance;
- Stain-resistant;
- Fade resistant; and
- Non-reflective

❖ The following pedestrian paving materials meet these criteria:

- Colored concrete; broom finished; salt finished, heavy sandblasted and top cast (exposed aggregate).
- Stamped and saw-cut concrete and tile, provided pavers do not have joints or score lines that catch high heels or cause tripping.

❖ Other pedestrian paving surfaces which do not meet these criteria may be used, provided that the limitations of the material have been considered:

- Decomposed granite (not suitable for use where disabled access should be provided);
- Loose gravel (not suitable for use where disabled access should be provided or where heavy pedestrian traffic is expected);



- White or very light colored paving (not suitable where glare from surface will affect pedestrian safety);

- Asphalt (not suitable where asphalt is likely to become soft on hot days); and

- Wood boardwalk paving (not suitable where heels might catch in cracks between the boards).





### III. Village Core Guidelines

#### 4. Lighting, Signing and Street Furnishings

- ❖ The mixed-use/commercial/office streetscape should be well lit to encourage evening use. Street lighting fixtures should relate to the pedestrian scale.



- ❖ Architectural accent lighting is encouraged.

- ❖ Illumination of walkway/trail connections should be provided through the use of low intensity fixtures for safety and comfort. The lighting pattern and intensity should become more intense at path intersections and vehicular crossings.

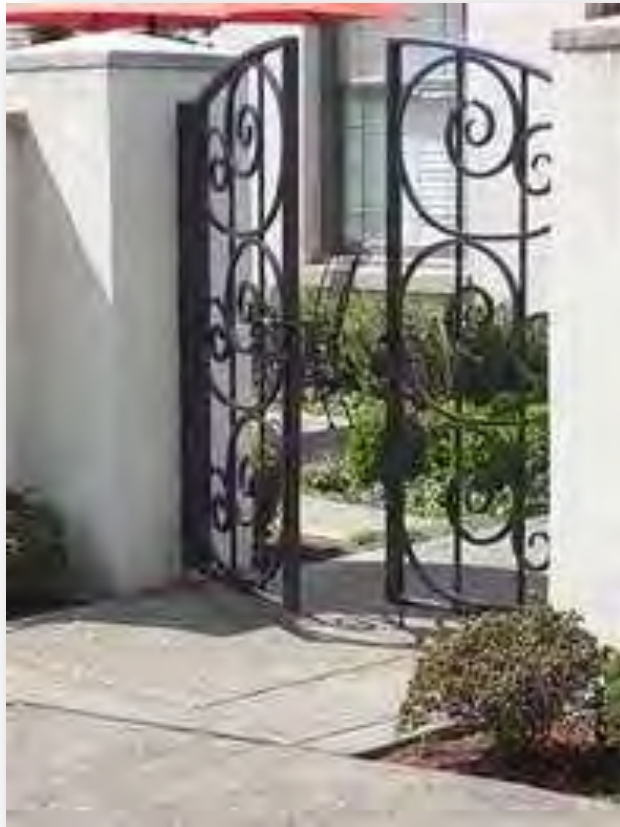
- ❖ Within building groups, architectural and accent lighting should be indirect and subtle. Increased lighting levels should highlight pedestrian areas to clearly define the pedestrian path. Service area lighting should be contained within the service area boundaries/enclosure. Lighting should be designed to minimize glare and intrusion into neighboring land uses.



- ❖ A Comprehensive Sign Program will be developed to establish specific design parameters for all signage and related theme lighting and street furnishings within the Village Core. Signage should inform and direct but not dominate the visual character of the area.



## IV. Residential Guidelines



- A. Single Family Residential Guidelines
- B. Multi-Family Residential Guidelines





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## IV. Residential Guidelines

### A. Single Family Residential Guidelines

These guidelines address the design elements that contribute to the Village planning concepts for pedestrian-oriented design. Guidelines are provided for architectural styles, façade elements, garage location and design and landscape themes.



#### 1. Architecture

The Village 3 North Design Plan is influenced by Santa Barbara architectural styles. Residential architectural styles including Spanish Eclectic, Mission, Craftsman, Monterey, Prairie and Tuscan have been selected as examples of styles that complement the Santa Barbara design theme. These styles are attractive, compatible with one another, and can be easily integrated into the individual style and scale of each neighborhood. It is important to note that these styles are intended for modern adaptation, not recreation of historic homes. The architecture is expected to be somewhat simplified, yet still maintain the unique characteristics that exemplify the style. The following examples of Santa Barbara inspired architectural styles and their individual elements are provided to guide builders/architects during preparation of architectural elevations. A brief description of the architectural styles is provided in this section with pedestrian-oriented elements appropriate to each style.





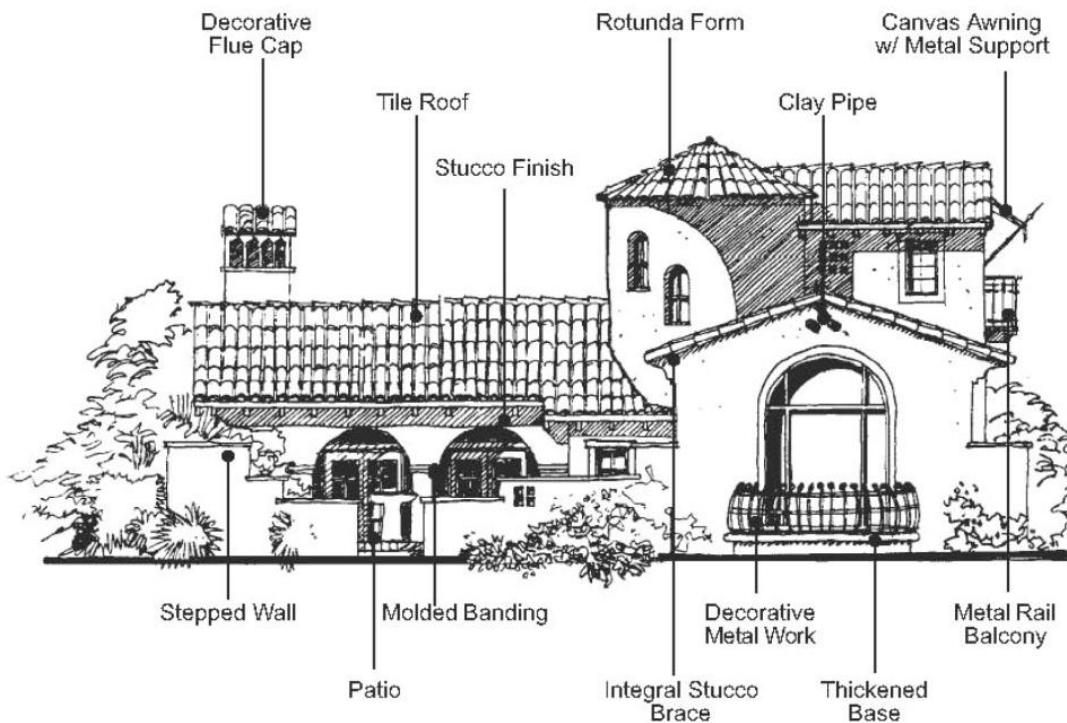
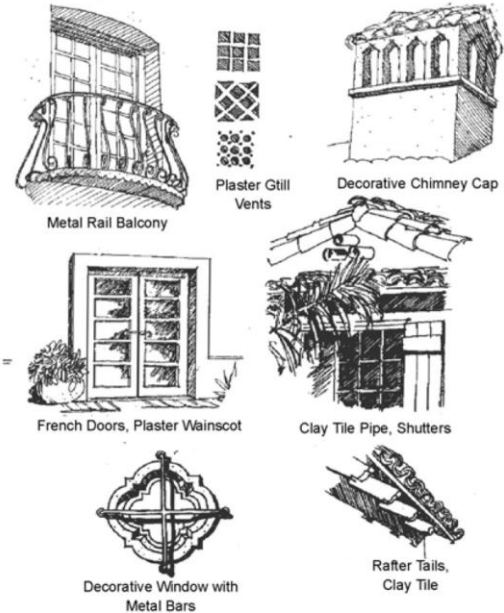


## IV. Residential Guidelines

### *Spanish Eclectic*

The Spanish style includes elements ranging from Moorish to Spanish and Mission Revival architecture. The building massing is varied and decorative elements are incorporated to add interest and character. Pedestrian oriented features of the Spanish Eclectic style may include:

- ❖ Courtyard patio entries.
- ❖ Porches supported by arched forms.
- ❖ Front facing windows, often one large arched window.



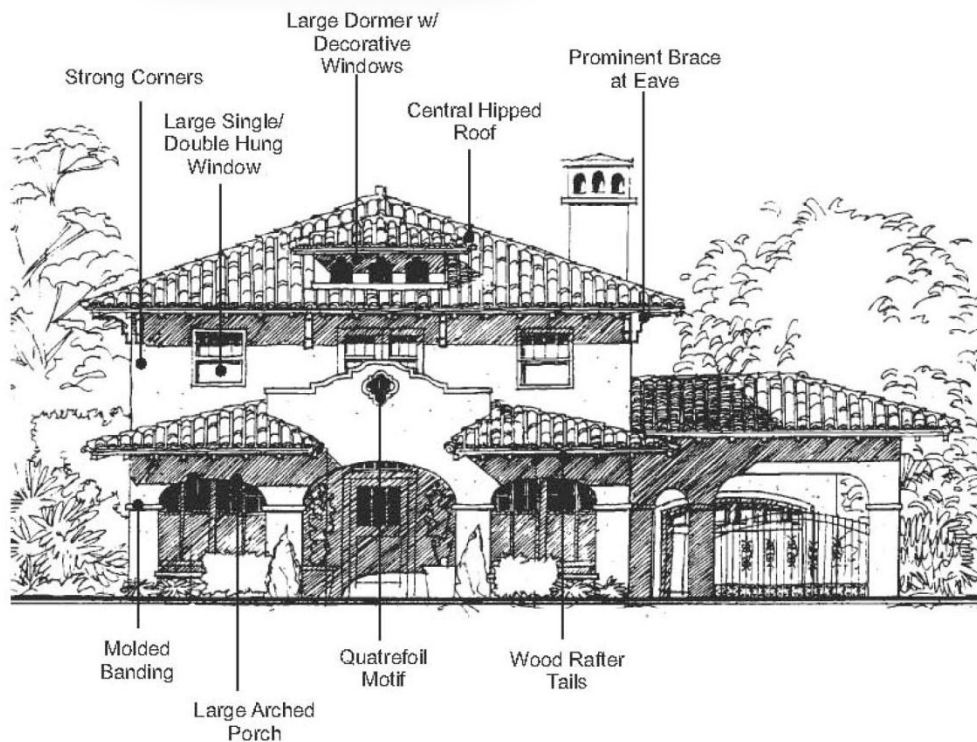
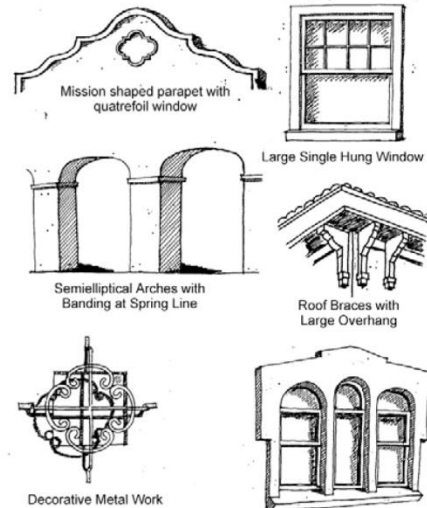


## IV. Residential Guidelines

### A. Mission

The Mission style is inspired by the adobe architecture of 18<sup>th</sup> century Spanish missions. The style is characterized by the appearance of thick, stucco walls, clean lines, arch forms, minimal ornamentation and barrel tile roofs. The style incorporates interior courtyards and arcades. Pedestrian oriented features of the Mission style may include:

- Courtyard patio entries.
- Porches supported by arched forms
- Front facing windows, often one large arched window.



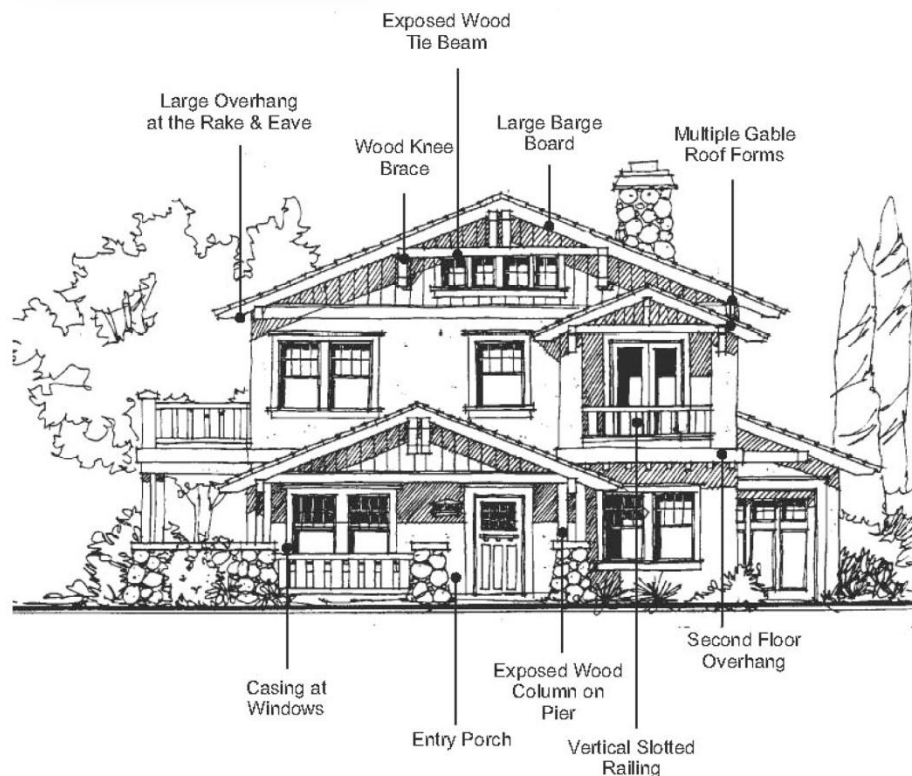
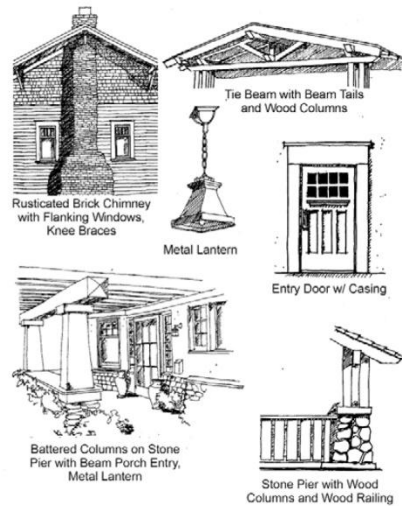


## IV. Residential Guidelines

### B. California Craftsman

The Craftsman style emphasizes harmony with the environment. The horizontal lines of the buildings and indigenous materials, such as wood and stone, are intended to blend into the landscape. In Southern California, the climate provides opportunities for the style to integrate indoor and outdoor living. Craftsman houses typically include living spaces oriented toward patios or courtyards. Pedestrian-oriented features of the Craftsman style may include:

- Street-facing porches or entry patios.
- Street-facing windows and doors.
- Pergolas or porte-cocheres.





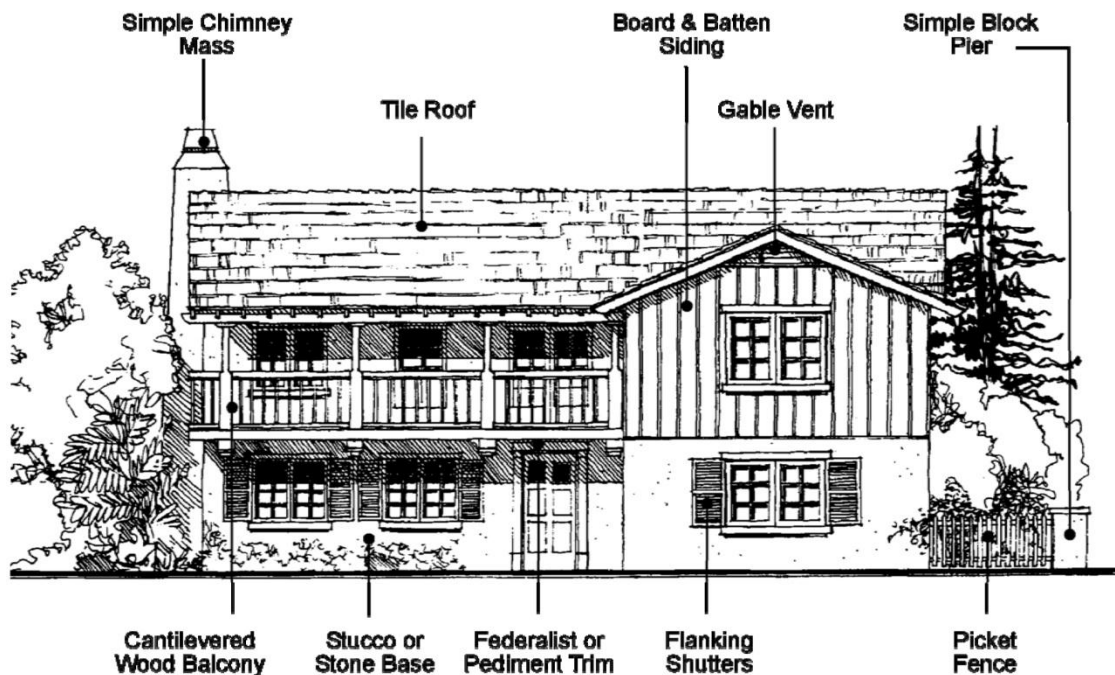
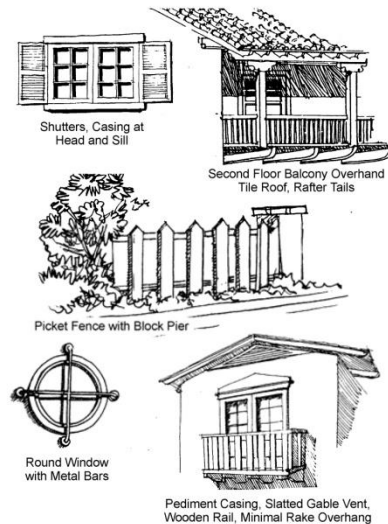


## IV. Residential Guidelines

### C. Monterey

Monterey style is derived from the early California rancos. House plans are typically a simple, two-story rectangular form, characterized by a large second story balcony or porch and shingle or mission s-tile roofs. Ornamentation is limited to shutters and porchposts, corbels and railings. Pedestrian oriented features of the Monterey style may include:

- Second story balcony or porch.
- Front facing windows.



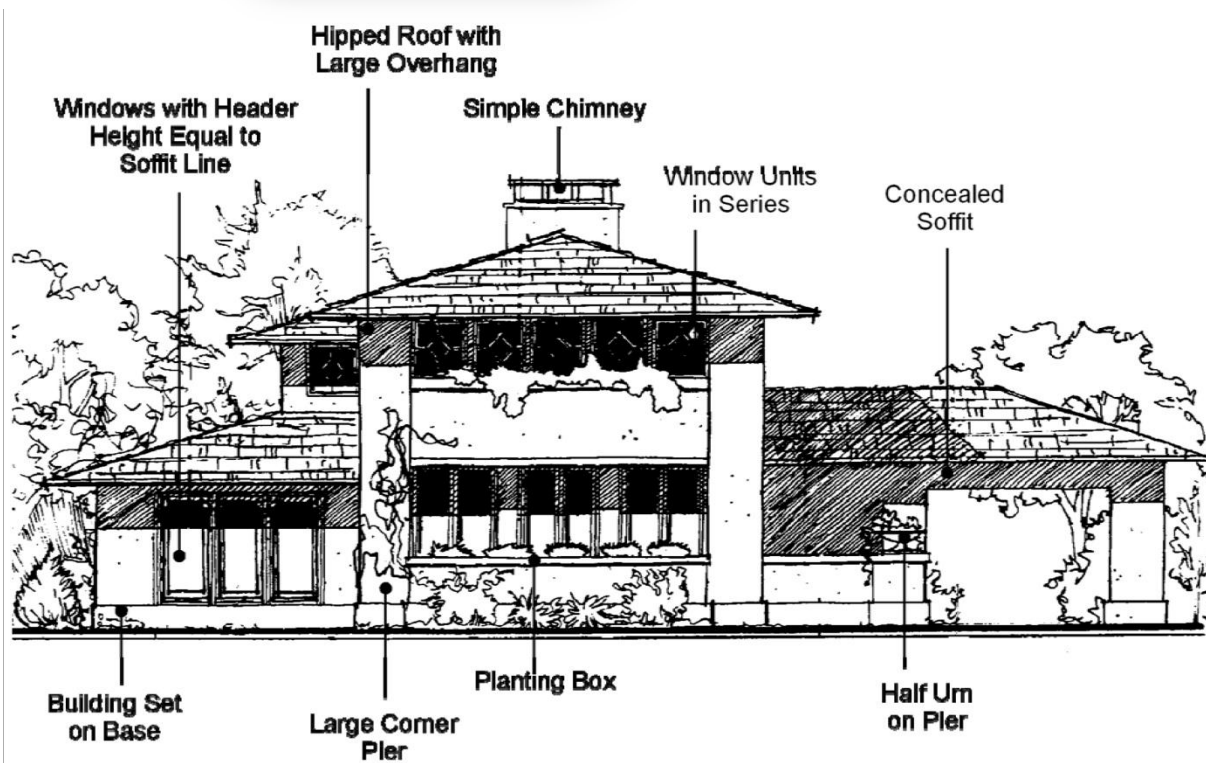
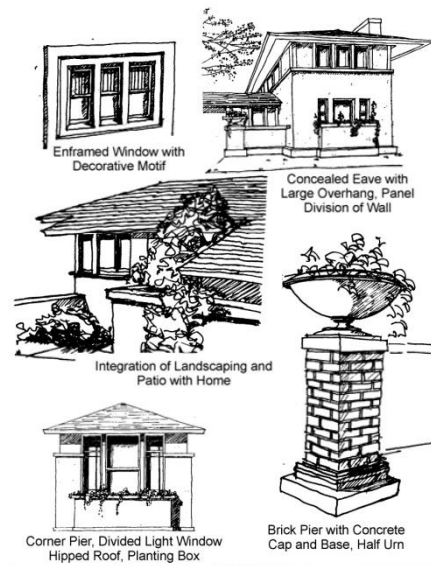


## IV. Residential Guidelines

### D. Prairie

The Prairie style is noted for horizontal, rectilinear forms, multiple and low-pitched roofs, broad eave overhangs, banded windows, broad chimneys, contrasting dark linear bands against lighted broad surfaces and minimal ornamentation. Pedestrian oriented features of the Prairie style may include:

- Porches with flat or arched entry and heavy columns
- Terraced patio entries.
- Street facing windows and doors
- Porte-cochere



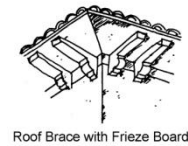


## IV. Residential Guidelines

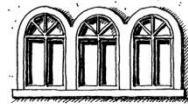
### E. Tuscan

The Tuscan or Italian Renaissance style is noted for low-pitched hipped roofs typically covered by ceramic tiles and designed with broadly overhanging boxed eaves; arches above doors, first story windows or porches; entrances accented by small classical columns or pilasters; and smaller and less elaborate second story windows. Pedestrian oriented features of the Tuscan style may include:

- Recessed entry.
- Full length first story windows facing the street.
- Porches with massive square piers as porch supports
- Second story balconies.



Roof Brace with Frieze Board



Series of Arched Windows with Fan Transom



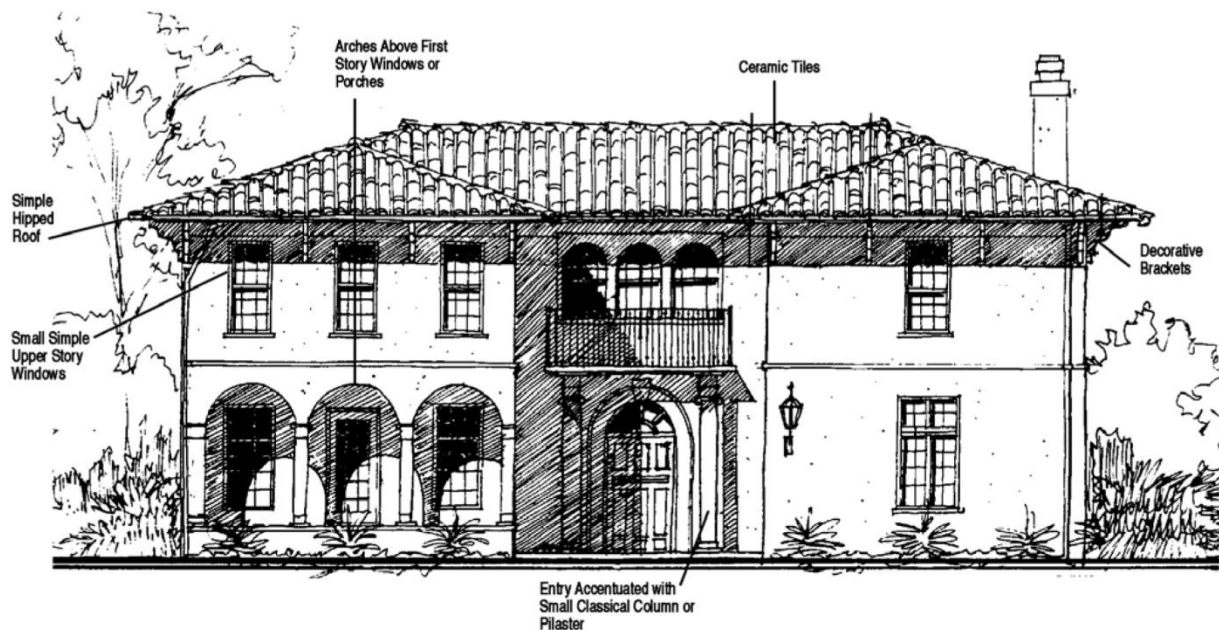
Aligned Window and Door Units with Casing, Metal Rail, Banding



Palladian Composition Entry



Decorative Lamp



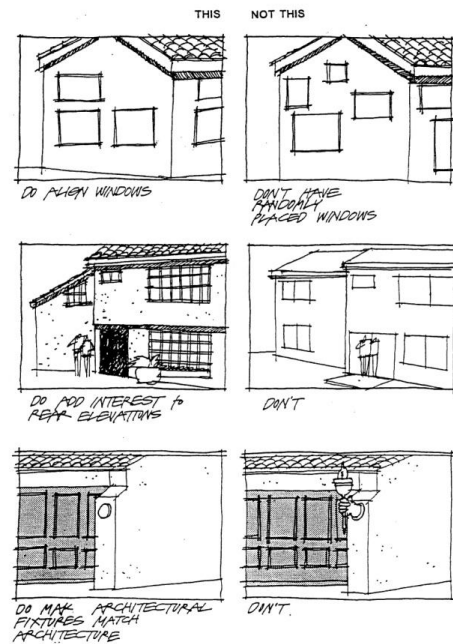
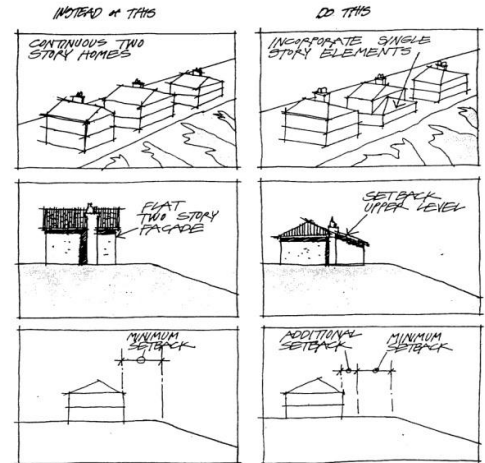




## IV. Residential Guidelines

### 2. Pedestrian-Oriented Design

Pedestrian-oriented neighborhood design emphasizes a sense of neighborliness and community through aesthetically pleasing site planning and architecture. Essential elements include attractive architecture, inviting entries and a minimization of utilitarian areas facing the street. The structure of a neighborhood must be understood to better promote its pedestrian-orientation. The area between the street and residence contains a hierarchy of public to private spaces. The street, sidewalk and parkway are perceived as public, common neighborhood use areas. Residential front yards provide a transition space between the public spaces of the sidewalk and street, and the private spaces of the home. The residential entry is the final demarcation area between public and private spaces. The design of residential neighborhoods can complement that orientation by borrowing elements from traditional neighborhoods, such as porches, and minimizing the influence of the automobile. The following sections describe three primary areas of design that will facilitate the creation of pedestrian-oriented neighborhoods: site planning, façade elements and garage and driveway design.





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## IV. Residential Guidelines

### 3. Site Planning

Appropriate site planning and building plotting are fundamental to creating a pedestrian-oriented neighborhood. Variety is the key to creating a vibrant neighborhood and promoting individual residential identity. Site planning and building plotting in single-family residential neighborhoods should be based upon the following criteria:

- ❖ Single-family detached residential lots and setbacks shall encourage variety in the design, orientation and placement of homes, wherever practical.



- ❖ Front yard building setbacks shall be varied, where possible, to avoid a monotonous pattern of houses.
- ❖ Where slopes in side yards allow for varied side yard setbacks, provide more useful private open space in sideyards and avoid a monotonous pattern of houses.
- ❖ A minimum of three housing plans shall be provided for compatibility with different lot configurations (interior and corner lots) and variety of designs for entry and garage designs.
- ❖ Side entry floor plans may be used on corner lots, provided that the entry is clearly defined and the front elevation includes front-facing bay windows, porches or other pedestrian-oriented design features.
- ❖ Housing plans used on corner lots shall provide for architectural features, such as porches or entry trellises to wrap around the street-facing corner.
- ❖ Production wall fencing shall be integrated into the design of corner lots to provide for reduced wall length and other enhancements to side yards.
- ❖ Where the rear of a lot abuts a street, the design shall provide for a privacy wall and landscaping consistent with the village streetscape theme and enhanced architectural features.



## IV. Residential Guidelines



features.

- ❖ Grade differentials within neighborhoods shall be used to add variety and enhance the sense of open space between residences.

- ❖ Housing plans shall provide a variety of designs for garage locations and treatments.

- ❖ Housing plans shall provide for a variety of designs for entry



### 4. Building/Lot Schematics

The following illustrations are options for site planning and building plotting on various sized lots. These are possible prototypical concepts and are not intended to constrain more creative solutions. The examples provide minimum setbacks and do not address special lot configurations, such as non-perpendicular lot lines, allowances for easement and slopes or other constraints.

#### **Corner Lots**

Homes built on corner lots are often the most visible within the neighborhood. Due to the visibility, the architectural treatment of corner lot homes defines the character of the neighborhoods. It is important for each neighborhood to include one house plan that can be used in both interior and corner designs. Variety in architectural styles and treatments should also be included to create interest and individual home identity for corner lots.





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## IV. Residential Guidelines

Architectural treatments for corner lots include “wrap around” architecture such as porches, siding, roof treatments, door and window trim and other embellishments. These features enhance the front façade of the home and continue with equal emphasis on the forward side of the house. Variation in the wall planes or a single component of building mass may be oriented toward the corner. Entries, windows, garages, landscaped trellises and decorative privacy walls may also be located toward the corner or the side of the house.



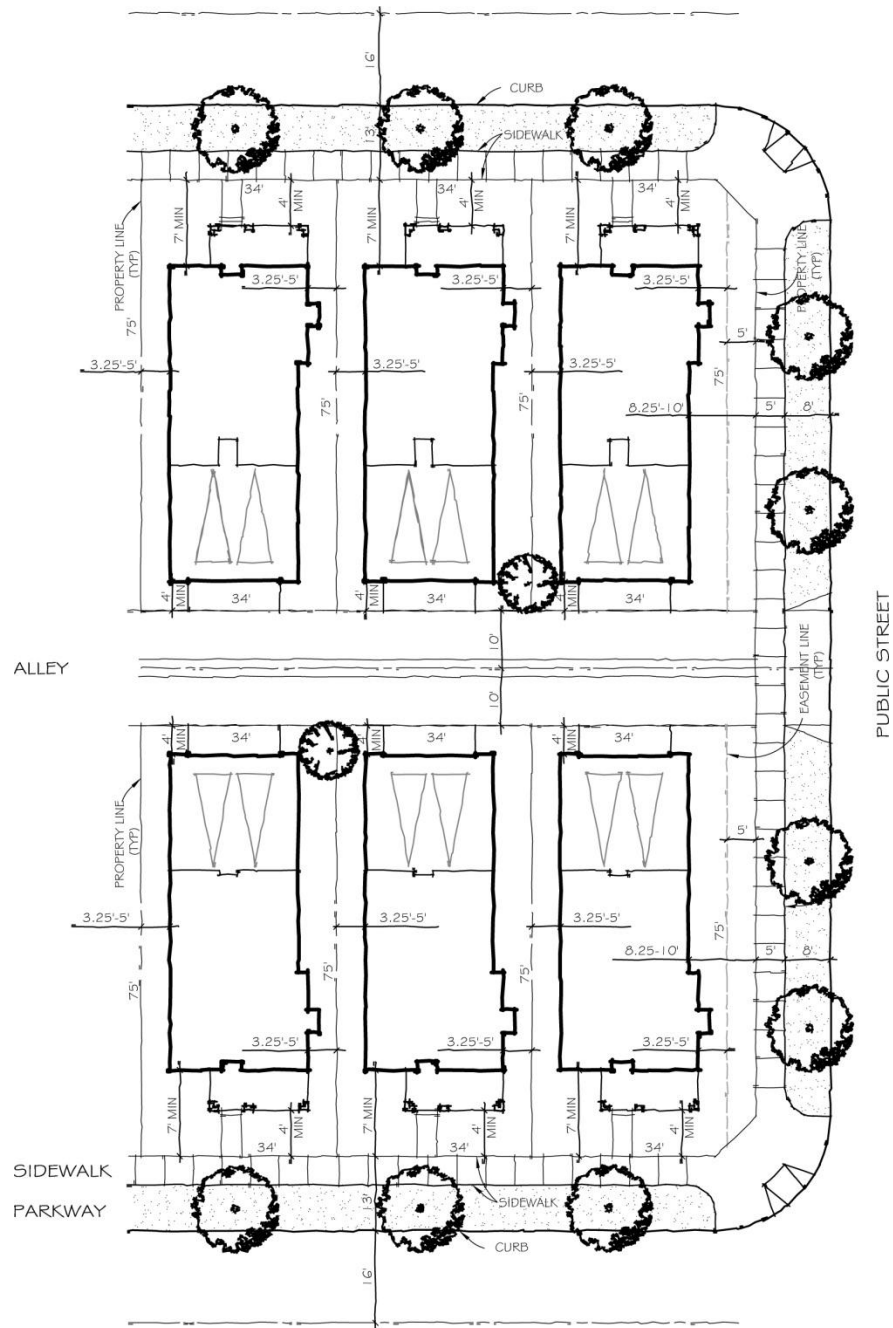
### *Alley Plotting Guidelines*

- ❖ Optimizes architecture on the street frontage.
  - ❖ Garages via alley at the rear elevation.
  - ❖ Provides for undulated building massing and varied setbacks appropriate to architectural style.
  - ❖ Provides for varied roof pitches and directions.
  - ❖ Orients front doors and entries toward street where possible.
- ❖ Provides for private, usable rear yards.
  - ❖ Curb separated sidewalks provides a traditional tree-lined foreground for homes.





## IV. Residential Guidelines



NOTE:  
ALL YARD DIMENSIONS ARE MINIMUMS

Exhibit 38  
34' X 75' / 34' X 83' Typical Alley Plotting

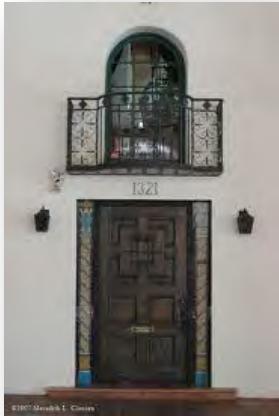


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## IV. Residential Guidelines

### *Single Family Plotting Guidelines:*

- ❖ Optimizes architecture on the street frontage.
- ❖ De-emphasizes garages through varied plotting design.
- ❖ Provides for undulated building massing and varied setbacks appropriate to architectural style.
- ❖ Provides for varied roof pitches and directions.



- ❖ Orients front doors and entries toward street where possible.

- ❖ Provides for private, usable rear yards/driveway side yard.

- ❖ Curb separated sidewalks provides a traditional tree-lined foreground for homes.

#### ❖ Garage Plotting Options

- 2 or 3 car garages



- Shallow recessed
- Deep recessed
- Side entry
- Split
- Tandem

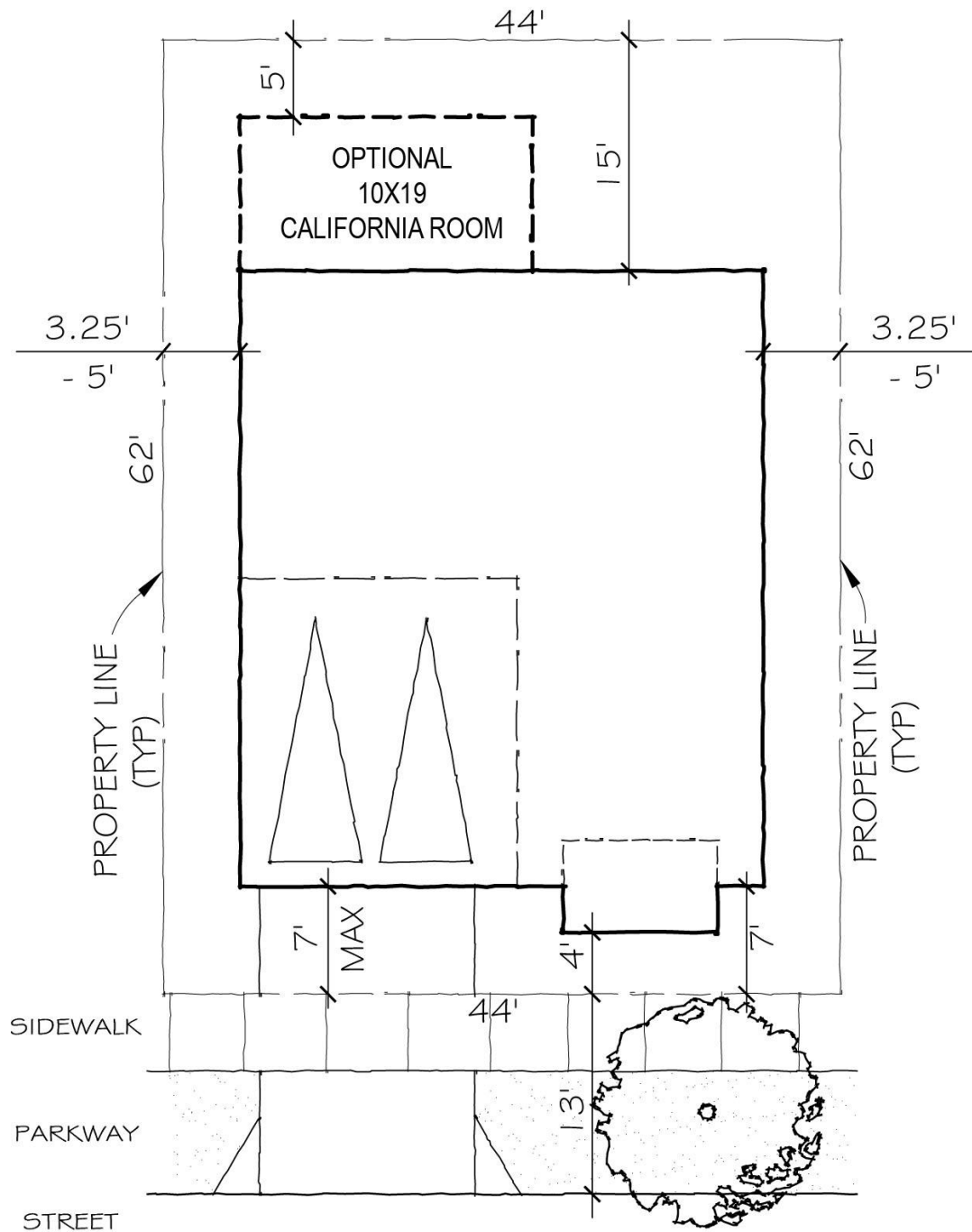




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## IV. Residential Guidelines



NOTE:  
ALL YARD DIMENSIONS ARE MINIMUMS

Exhibit 40  
44' X 62' Typical Single Family Plotting "A"



Exhibit 41  
44' X 62' Typical Single Family Plotting "B"







Exhibit 43  
48' X 65' Typical Single Family Plotting "B"





## IV. Residential Guidelines

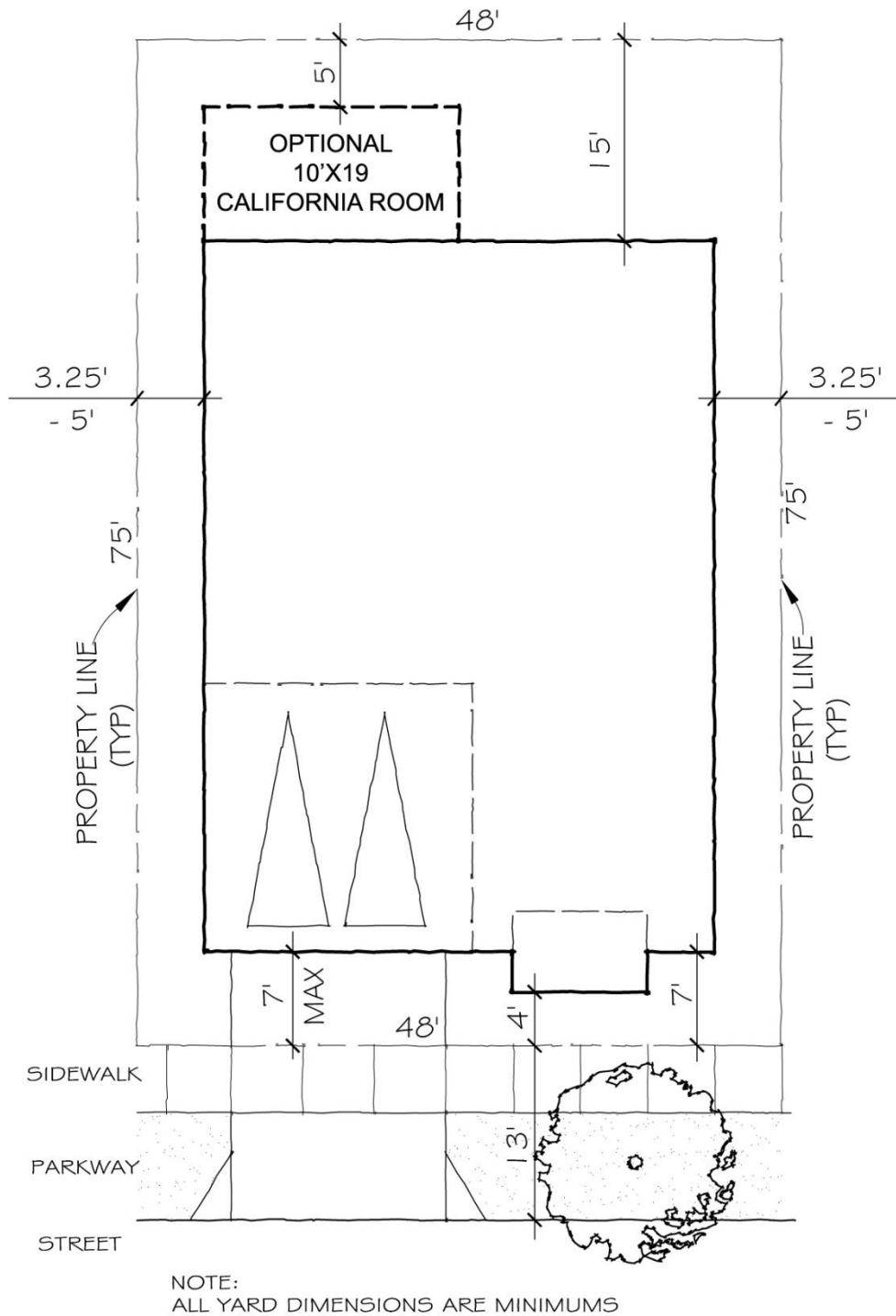


Exhibit 44  
48' X 75' Typical Single Family Plotting "A"



## IV. Residential Guidelines

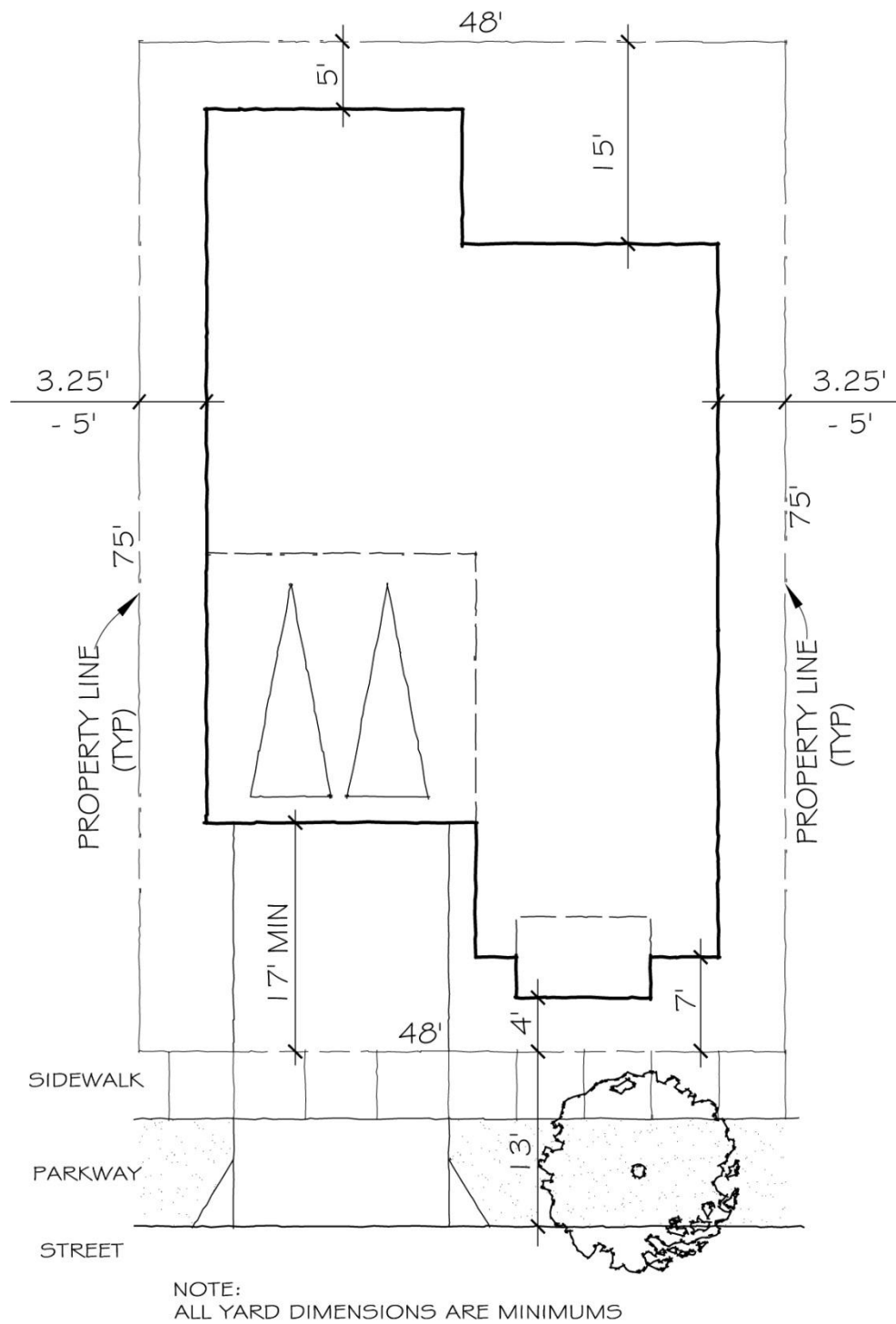


Exhibit 45  
48' X 75' Typical Single Family Plotting "B"



## IV. Residential Guidelines

### 5. Facade Elements

Residential building facades should be attractively designed with varied features for individual identity and neighborhood interest. Façade features should be pedestrian-oriented to provide a connection between the public street and sidewalk and the private residence. Façade treatments may include:

- ❖ Variation in architectural style.
- ❖ Undulating building mass and roof planes.
- ❖ Vertical and horizontal stepped massing.
- ❖ Visually minimized garages.
- ❖ Entry features such as doors, windows, porches, patios, courtyards and trellises



oriented towards the street and appropriate to the architectural style.

- ❖ Facades that are visible from public view areas (open spaces, streets, parks, etc.) shall be articulated to avoid monotony.

### 6. Garages and Driveways

The pedestrian-orientation of a neighborhood places emphasis on the home and front yard rather than the garage. This section describes building massing and

plotting techniques, as well as specific solutions for garage placement and façade design. Designers are encouraged to explore additional methods to meet the objective of minimizing the visual dominance of garages in neighborhoods. Basic guidelines for garage design are:

- ❖ Minimize the impact of garages facing the street by techniques such as varying garage door patterns and utilizing deep recessed doors, varying colors, splitting one large door into two single doors, and integrating door windows and coach lights.





## IV. Residential Guidelines

- ❖ Vary the garage setbacks; the preferred design is for the garage wall to be set back farther than the front wall of the home.
- ❖ Provide variety through the use of alternative garage configurations such as split, swing-in, and mid to deep recess garage.
- ❖ Do not place front facing garages forward of front building wall.
- ❖ Vary the garage setback from the back of sidewalk.

### B. Multi-Family Residential Guidelines

#### 1. Architectural Theme

The multi-family residential neighborhoods are located within the Village 3 North core area. As a fundamental component of the village core, the architecture of the multi-family development is focused primarily on the Santa Barbara architectural design theme. Preferred architectural styles include Tuscan, Spanish, Mission, California Craftsman, Prairie and Monterey.



Multi-family residential in Village 3 North may include a variety of housing types, ranging from small lot, detached homes, to medium to high-density townhouses and flats. These guidelines address the design elements that contribute to the Village planning concepts: pedestrian-oriented design, façade elements, parking and garage location and design and landscape themes. Specific building architectural styles are not mandated but should be complementary to the Santa Barbara architectural design theme for the Village.



The pedestrian-oriented Village concept is enhanced by the intensity of multi-family development in the Village Core located in proximity to public transit, shopping, and community facilities. It is anticipated that residents of multi-family developments will take advantage of the available opportunities to walk to schools, parks and shopping areas. Pedestrian access and amenities are fundamental components of the Village. The siting, access, entries and



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## IV. Residential Guidelines

architecture of multi-family development should complement the pedestrian orientation of the Village.

Multi-story attached developments, such as townhomes and apartments are the primary focus of the guidelines in this section. The small lot, detached residential developments within the multi-family category shall adhere to the guidelines for single-family residential development.

### 2. Site Planning and Building Plotting

The site planning and plotting of multi-family residential buildings will contribute to the pedestrian-oriented Village concept. Site planning which focuses on the pedestrian includes designs that orient entries toward Village streets and minimize views to garages and parking areas. The following guidelines are provided for siting and building plotting of multi-family developments.

- ❖ Developments fronting onto Village Pathway and Promenade streets shall be oriented toward the street with reduced setbacks, multiple entries and pedestrian connections to ground floor units.
- ❖ Buildings should be oriented to create outdoor rooms, such as courtyards, connected by landscaped walkways in the Santa Barbara Architecture-inspired Village design theme.
- ❖ Building orientation should consider indoor and outdoor privacy, noise, solar access and overall aesthetic appearance.
- ❖ Where grade differentials occur between the street and a development, the differential may be used to create separation between the public street and private living space. Interesting entries incorporating steps, porches or landings may be integrated into the design.
- ❖ Developments adjacent to major streets surrounding the Village and adjacent to Village Entry Streets may be buffered with sound and privacy walls. Walls and view fences located along village entry streets shall incorporate inviting entry openings for both pedestrians and cars.
- ❖ Buildings shall create “pedestrian edge” along streets by orienting front doors, porches, balconies, patios, and courtyards on streets throughout the village core.







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## IV. Residential Guidelines

- ❖ Building architecture that is visible beyond sound and privacy walls shall be well-articulated with pedestrian-oriented features, such as second story windows and balconies.
- ❖ On village streets within the core area, the use of solid masonry walls should be minimized and used primarily between buildings to screen parking areas or to enclose private entries and courtyards.
- ❖ A wide variety of housing types are suitable for Village 3 North and creative site planning solutions are encouraged. The following exhibits illustrate site planning and building plotting for alley homes, row town home, court yard and apartment developments. These examples are not intended to be all-inclusive or restrictive. Minimum setbacks may be reduced or modified through the Design Review process. That process provides for consideration of unique site planning and architectural solutions for multi-family housing.
- ❖ Site planning for multi-family neighborhoods adjacent to the Preserve are subject to MSCP adjacency guidelines, the Preserve Edge Plan and Fire Protection Plan. Any uses proposed within the 100' Preserve Edge will be reviewed in conjunction with the Major Design Review process and are subject to review and approval of the Development Service Director.

Multi-Family Site Planning guidelines include the following:

- ❖ Optimizes architecture on the street frontage.
- ❖ Garages located in alleys or parking courts.
- ❖ Provides for undulated building massing and varied setbacks appropriate to architectural style.
- ❖ Provides for varied roof pitches and directions.
- ❖ Orients entries toward street or interior pedestrian courtyards or walkways.
- ❖ Provides for private open space.





## IV. Residential Guidelines

### ❖ Garage Plotting Options

- Alley entry
- Internal Street
- Tandem
- Carport



### 3. Facade Elements

Multi-family residential development should be designed to promote variety and enhance the human-scaled pedestrian activity of the Village. The following guidelines suggest methods for creating vital, interesting architecture:

- ❖ Developments should be unique, but share fundamental architectural characteristics consistent with the Village theme.
- ❖ Building elevations that are visible from public view areas (all Village streets, surrounding arterial streets and public open spaces) shall be articulated with elements such as wall offsets, balconies, and windows, appropriate to the architectural style.
- ❖ The architectural style along the same street or within an individual development shall be compatible through the use of similar building heights, materials, window or door style, detailing, porches, arcades, overhangs, roofing or color.



- ❖ Varied building elements, roof pitches, and setbacks should be employed to avoid monotony.

- ❖ Each development shall provide a well-articulated, identifiable pedestrian entry oriented toward the village street.

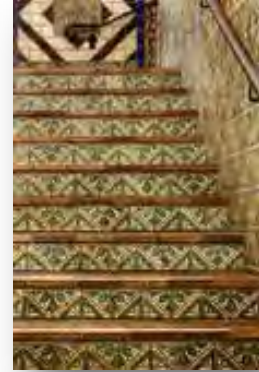




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## IV. Residential Guidelines

- ❖ Distinctive building elements shall be oriented toward the corners of prominent village core and entry street intersections.
- ❖ Street facing facades shall incorporate a range of scale-defining elements that relate larger building masses to the scale of the pedestrian. Elements may include trellises, columns, archways, doorways, porches or patios and upper floor balconies and windows.
- ❖ Individual residential unit entries shall be oriented towards the village streets wherever possible.
- ❖ Internal residential units shall be connected to the village streets by courtyards or landscaped walkways wherever possible.
- ❖ Stairs shall be sensitively designed and integrated into the overall building design.
- ❖ Utilitarian areas, including parking, loading, mechanical equipment and trash enclosures, shall be screened from view from public views to the extent possible.



### 4. Parking, Carport and Garage Design

Views of parking areas, carports and garages should be minimized to create the pedestrian-oriented Village. The following guidelines provide direction for location and design of multi-family parking facilities:

- ❖ Parking and vehicular access shall be located to the rear or within each development and separated from the pedestrian-oriented street frontage.
- ❖ Site planning and architectural treatments, such as offsets, should be used to minimize the appearance of garage corridors.
- ❖ Carports and freestanding garages shall be architecturally treated and designed to match the architectural style of residential buildings.
- ❖ All surface and covered parking within multi-family areas shall be separated from Village streets, tops or toes of slopes, patios or courtyards with a landscaped buffer. The buffer shall include screening elements such as low walls or masses of shrubs to screen headlights and glare from reflective car surfaces.



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## IV. Residential Guidelines

### 5. Landscape

Landscape in multi-family developments shall adhere to the Chula Vista Design Manual and Landscape Manual. The front and side yard landscaping shall be complementary to the streetscape and adhere to the overall Village design theme. The interiors of multifamily residential projects shall provide for common and private outdoor spaces that are functional and aesthetically pleasing. Interior landscapes are encouraged to maintain the tranquil, courtyard style landscapes established by the Village design theme. The following guidelines are for multi-family landscapes:

- ❖ The landscape is to be comprised of trees, shrubs, vines, and ground covers that are consistent with the overall Village theme.
- ❖ Tree plantings in the front yard areas shall be varied to provide interest in the landscape.
- ❖ Side and rear yard areas shall be landscaped to soften the architecture and provide privacy for residential units.



- ❖ The landscape should be simple, bold and easy to maintain which incorporates many drought-tolerant non-toxic plant materials.

- ❖ Landscape elements on multi-family parcels visible from the public right-of-way should blend with and appear to be an extension of the public right-of-way landscaping.

- ❖ All permanently landscaped areas shall be irrigated with permanent underground irrigation systems.
- ❖ Transformer and cable box locations are to be carefully planned and coordinated with both the utility company and the landscape architect. Transformers and cable boxes should be located to be unobtrusive and screened from view with plantings where possible.
- ❖ Mailboxes and mailbox structures are to be designed to complement the architectural style of the development for which they are intended. Ganged mailboxes are to be used with a maximum of 4 boxes per cluster. Only Postmaster approved boxes will be allowed.
- ❖ Trash enclosures shall be designed to complement the architectural style of the development for which they are intended. Provisions for trash and recycling shall be in conformance with the Chula Vista Municipal Code.



- ❖ Large expanses of asphalt paving shall be avoided and the appearance softened by landscape screening where possible.



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## IV. Residential Guidelines



Typical Plotting for the following multi-family products that may be developed within Village 3 North are provided:

- ❖ 2-Story Townhomes
- ❖ 3-Story Flats
- ❖ 3-Story Townhomes
- ❖ 5-Story Wrap
- ❖ 4-Story Podium





---

## IV. Residential Guidelines

### Two and Three Story Townhouses (15 – 22 DUs/ac)

#### *Design Characteristics:*

- ❖ Optimizes architecture on street frontage
- ❖ Garages located in alleys or parking courts
- ❖ Undulated building massing
- ❖ Varied roof pitches and directions
- ❖ Orients entries toward street or interior pedestrian green courts or walkways
- ❖ Private open space
- ❖ Internal pedestrian network connecting to public walkways
- ❖ Architectural relief at internal walkways

#### *Garage Options:*

- ❖ Alley Entry
- ❖ Internal Private Street
- ❖ Tandem
- ❖ Carport



## IV. Residential Guidelines

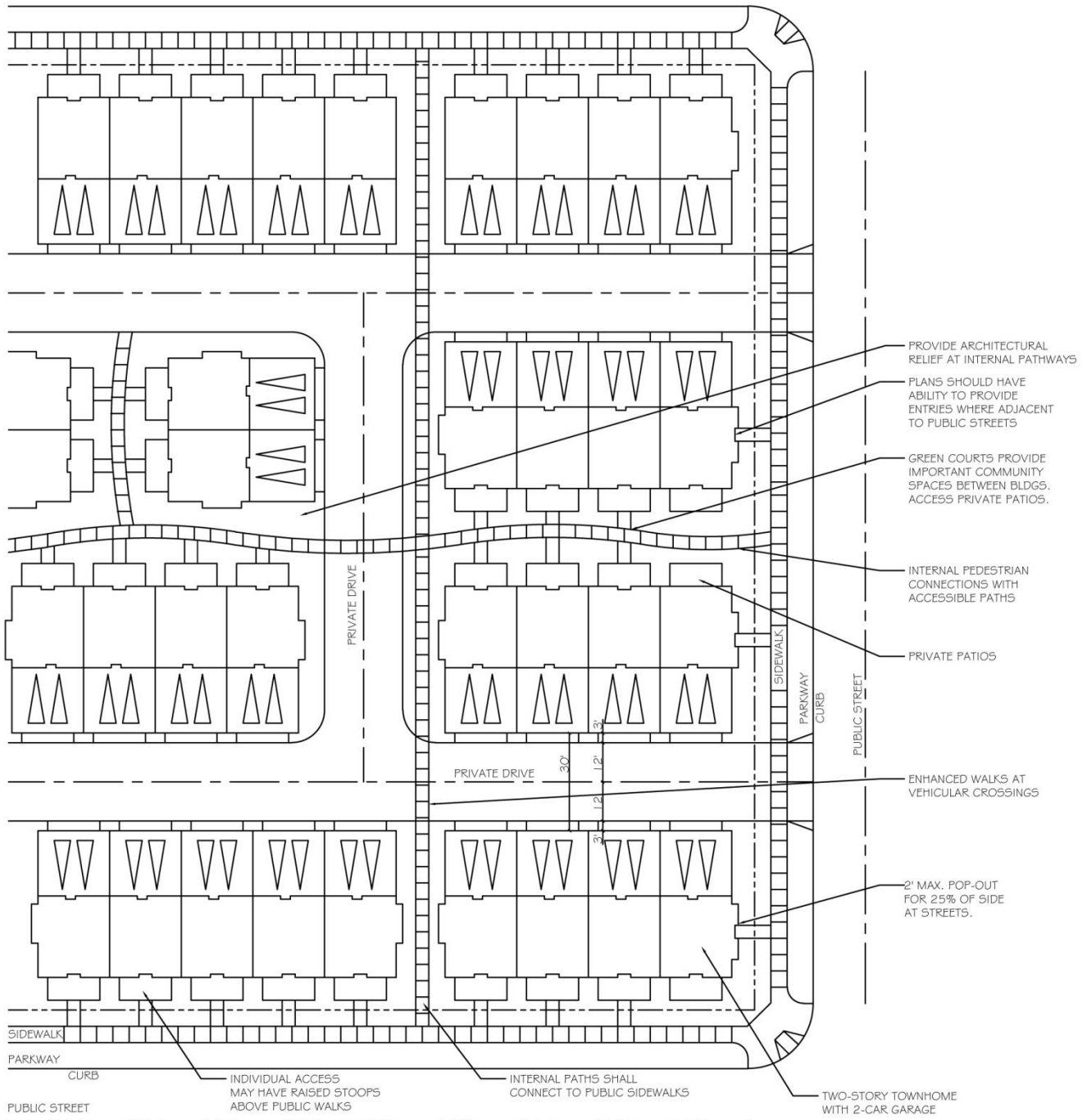


Exhibit 46  
Typical Multi-Family Plotting "Two-Story Townhome"





## IV. Residential Guidelines

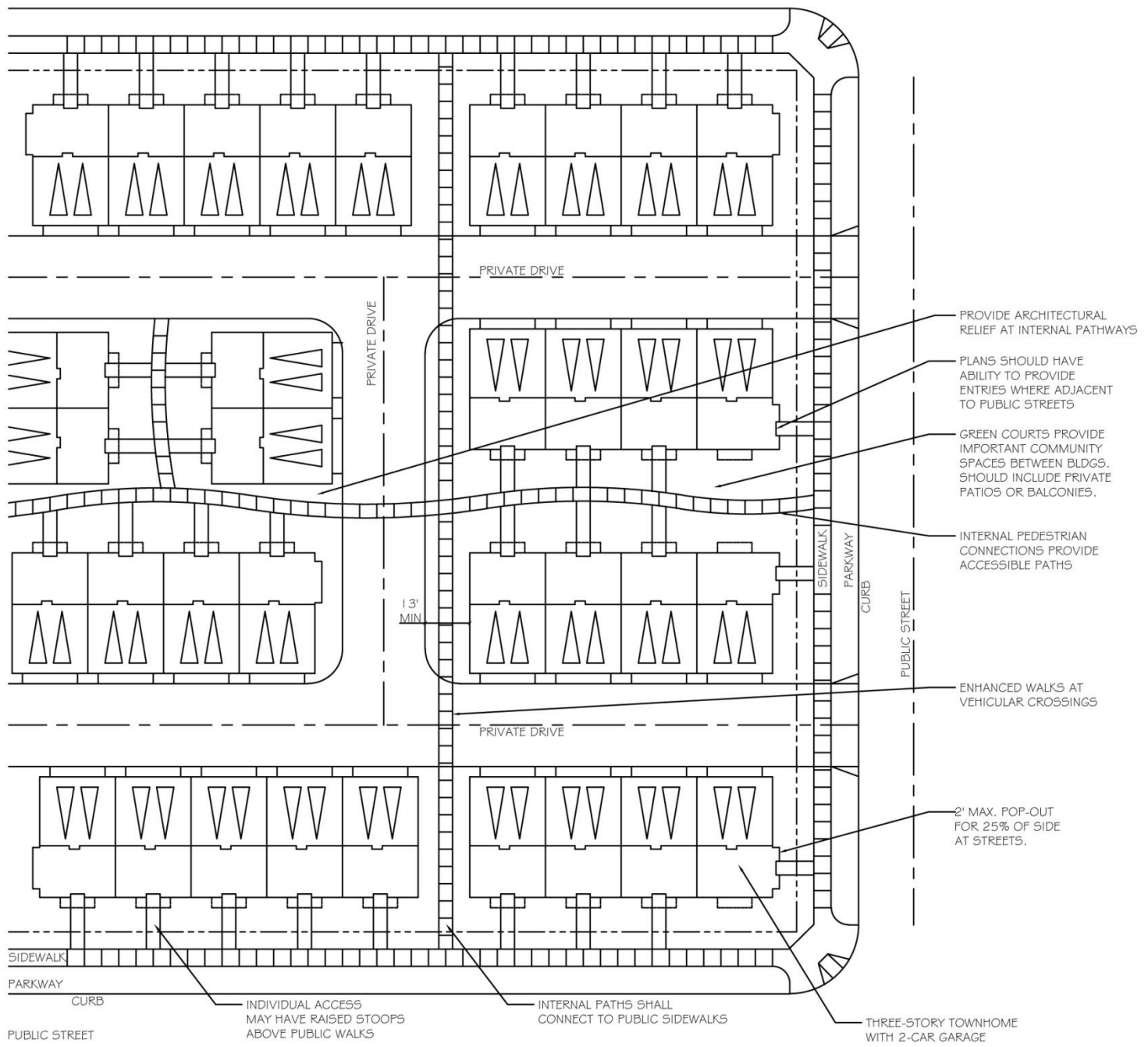


Exhibit 47  
Typical Multi-Family Plotting "Three-Story Townhome"  
Three Story Stacked Flats (25 - 30 DUs/ac)



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## IV. Residential Guidelines

### *Design Characteristics:*

- ❖ Optimizes architecture on street frontage
- ❖ Undulated building massing
- ❖ Varied roof pitches and directions
- ❖ Residential entries, porches and balconies oriented toward street or interior pedestrian green courts or walkways
- ❖ Private open space and common useable open space
- ❖ Internal pedestrian network connecting to public walkways
- ❖ Architectural relief at internal walkways

### *Garage Options:*

- ❖ Alley/Parking Court Entry
- ❖ Internal Private Street
- ❖ Tandem
- ❖ Carport
- ❖ Garages screen from public street







---

## IV. Residential Guidelines

### Five Story Wrap Multi-Family (40-50 DUs/ac)

#### *Design Characteristics:*

- ❖ Five story residential buildings at street level
- ❖ Optimizes architecture on street frontage
- ❖ Undulated building massing
- ❖ Varied roof pitches and directions
- ❖ Residential entries, porches and balconies oriented toward street
- ❖ Private open space and common useable open space
- ❖ Internal pedestrian network connecting to public walkways
- ❖ Typical ground level recreation amenity with residences above

#### *Garage:*

- ❖ Four or five level parking structure
- ❖ Screened from public view



## IV. Residential Guidelines

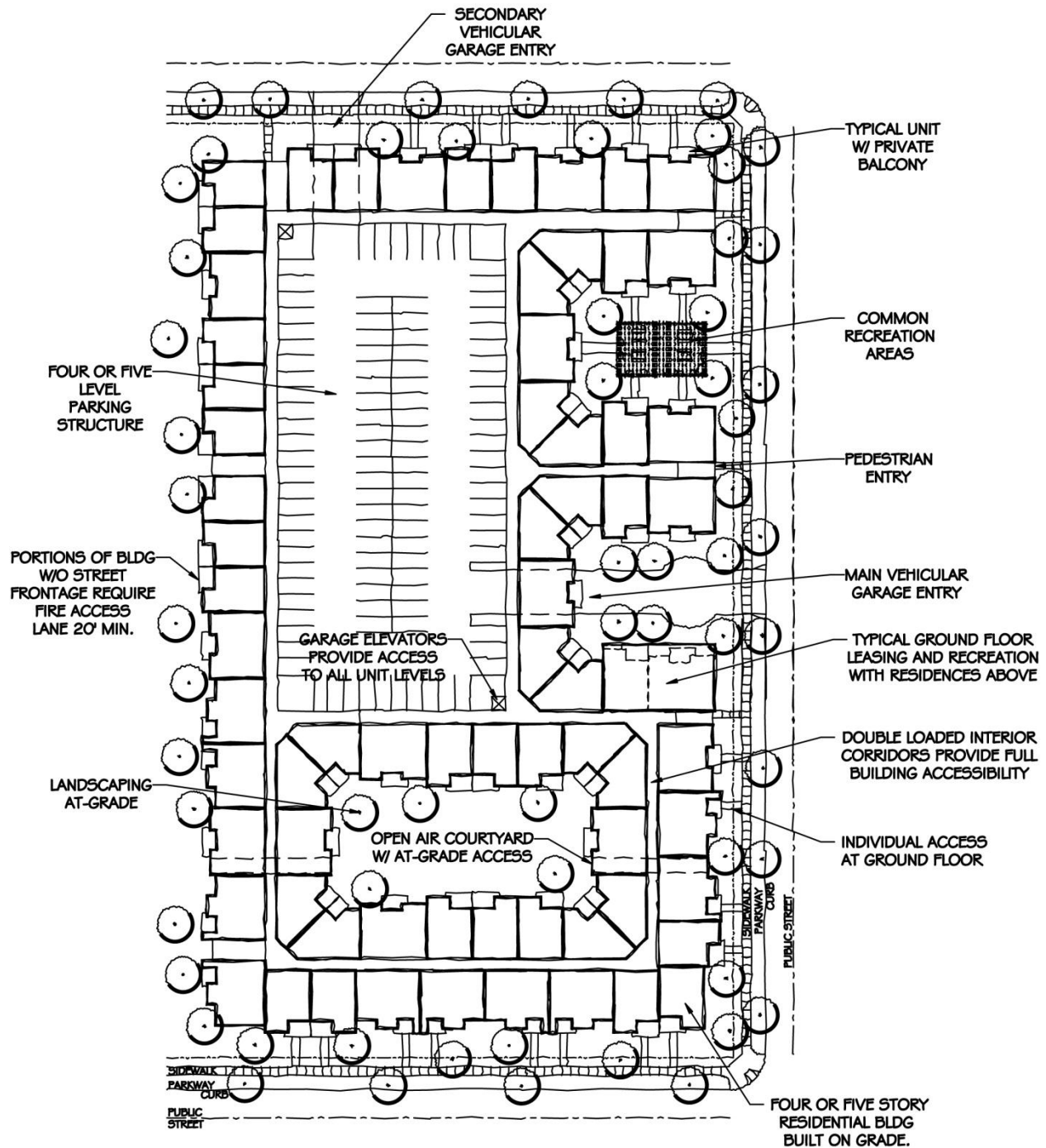


Exhibit 49  
Typical Multi-Family Plotting "Five Story Wrap"



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## IV. Residential Guidelines

### **Four Story Podium Multi-Family (50+ DUs/ac)**

#### *Design Characteristics:*

- ❖ Three or four story residential buildings over one or two level parking structure
- ❖ Optimizes architecture on street frontage
- ❖ Undulated building massing
- ❖ Varied roof pitches and directions
- ❖ Residential entries, porches and balconies oriented toward street
- ❖ Private open space and common useable open space
- ❖ Internal pedestrian network connecting to public walkways
- ❖ On-site recreational amenities
- ❖ On-site leasing offices

#### *Garage:*

- ❖ Semi-subterranean Parking Structure



## IV. Residential Guidelines

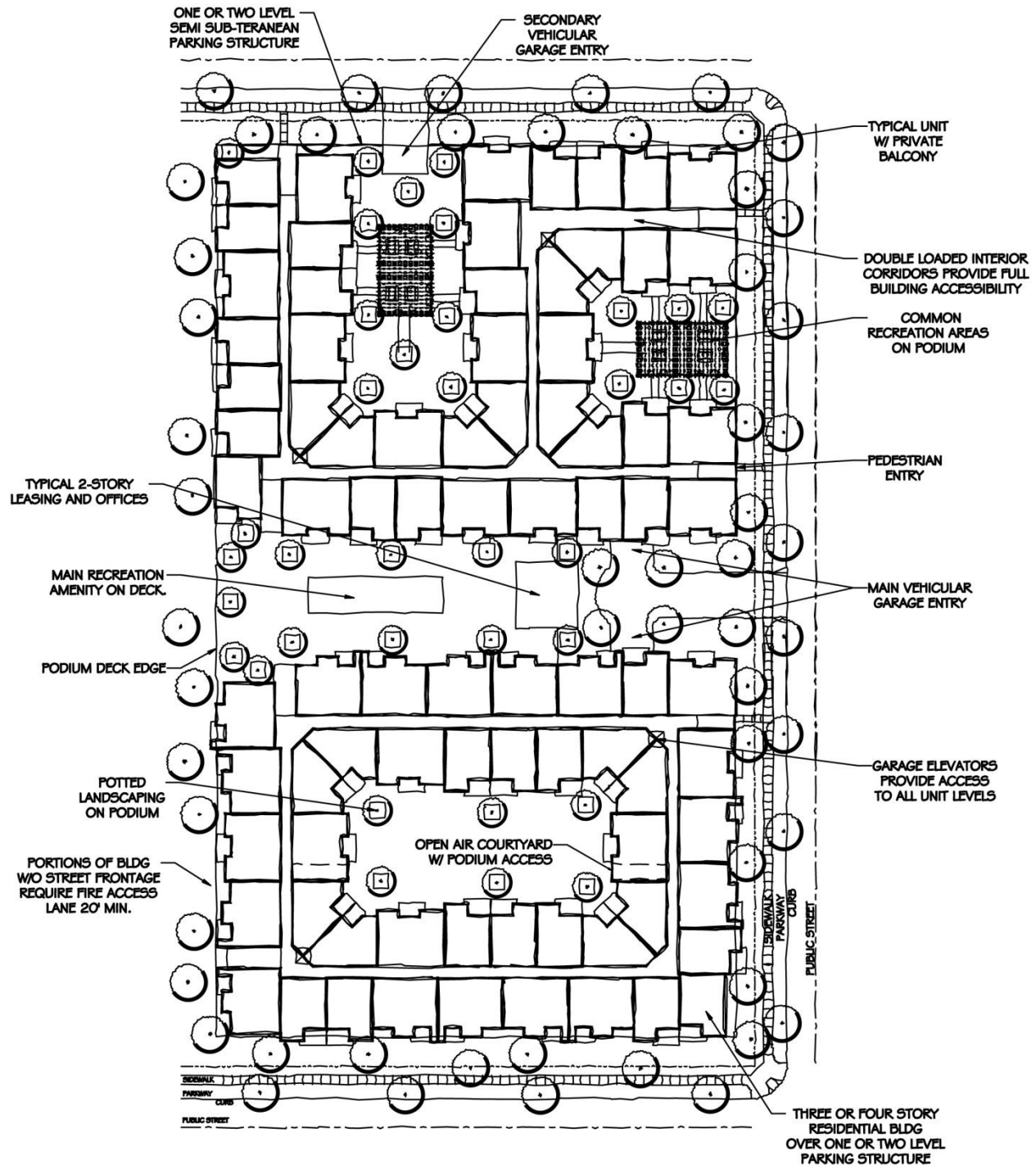


Exhibit 50  
Typical Multi Family Plotting "Four Story Podium"





## V. Crime Deterrence Design Guidelines



- A. Overview
- B. Natural Surveillance
- C. Natural Territorial Reinforcement
- D. Natural Access Control
- E. Community Based Organizations







---

## V. Crime Deterrence Design Guidelines

### A. Overview

Both safety and security are key components of a quality lifestyle. Proper design and effective use of the built environment can reduce the fear and incidence of crime and thereby improve the overall quality of life. Safety must be incorporated into the community design by creating friendly streetscapes, facilities and a perceivable social infrastructure. Crime Prevention through Environmental Design (CPTED) offers a framework that complements the Otay Ranch neo-traditional principals for planning, designing and building a safer community and to creating livable communities. This approach to crime prevention is much more far-reaching than dead bolts on doors and locks on windows. CPTED principles can be applied easily and inexpensively to new communities and have been successfully implemented across the nation. Creating a design that eliminates or reduces criminal behavior and at the same time encourages people to “keep an eye out” for each other is the key to crime prevention. The CPTED strategies and design objectives for the Resort Village include:

### B. Natural Surveillance



Natural Surveillance is a design concept directed primarily at keeping intruders easily observable. Promoted by features that maximize visibility of people, parking areas and building entrances; doors and windows that look out onto streets and parking areas; pedestrian friendly sidewalks and streets; front porches; and adequate nighttime lighting. Natural Surveillance design objectives include:

- To the maximum extent practicable, locate high activity uses to the front of buildings.
- Place windows overlooking sidewalks and parking lots.
- Leave window shades open.
- Use passing vehicular traffic as a surveillance asset.
- Create landscape designs that provide surveillance and avoid screening, especially in proximity to walkways and designated points of entry and opportunistic points of entry.





## V. Crime Deterrence Design Guidelines

- Use the shortest, least sight-limiting fence appropriate for the situation.
- When creating lighting design, avoid poorly placed lights that create blind spots for potential observers and miss critical areas. Ensure potential problem areas are well lit (pathways, stairs, entrances/exits, parking areas, ATMs, phone kiosks, mailboxes, bus stops, children's play areas, recreation areas, pools, laundry rooms, storage areas, dumpster and recycling areas, etc.)
- Avoid too-bright security lighting that creates blinding glare and/or deep shadows, hindering the view for potential observers. Eyes adapt to night lighting and have trouble adjusting to severe lighting disparities. Using lower intensity lights often requires more fixtures.
- Use shielded or cut-off luminaries to control glare.
- Place lighting along pathways and other pedestrian use areas at proper heights for lighting the faces of the people in the space.



### C. Natural Territorial Reinforcement

Territorial reinforcement promotes social control through increased definition of space and improved proprietary concern. An environment designed to clearly delineate private space accomplishes two things. First, it creates a sense of ownership. Owners have a vested interest and are more likely to challenge intruders or report them to the police. Second, the sense of owned space creates an environment where “strangers” or “intruders” stand out and are more easily identified. By using buildings, fences, pavement, signs, lighting and landscape to express ownership and define public, semi-public and private space, natural territorial reinforcement occurs. Natural Territorial Reinforcement design objectives include:

- Maintain premises and landscaping such that it communicates an alert and active presence occupying the space.
- Provide trees in residential areas. Research results indicate that outdoor residential spaces with more trees are seen as





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## V. Crime Deterrence Design Guidelines

significantly more attractive, safer, and more likely to be used than similar spaces without trees.

- Restrict private activities to defined private areas.
- Display security system signage at access points.
- Place amenities such as seating or refreshments in common areas in a commercial mixed use setting to attract larger numbers of desired users.
- Schedule activities in common areas to increase proper uses, attract more people and increase the perception that these areas are controlled.

Territorial reinforcement measures make the normal user feel safe and make the potential offender aware of a substantial risk of apprehension or scrutiny.

### D. Natural Access Control

Natural access control limits the opportunity for crime by taking steps to clearly differentiate between public and private space. By selectively placing entrances and exits, fencing, lighting and landscape to limit access or control flow, natural access control occurs. Natural Access Control design objectives include:

- Use a single, clearly identifiable point of entry.
- Use structures to divert visitors to reception areas.
- Use low, thorny bushes beneath ground level windows.
- Avoid design features that provide access to roofs and upper levels.
- In the front yard, use waist-level, fencing along residential property lines wherever possible to control access and encourage surveillance.
- Use a locking gate between front and backyards.
- Use shoulder-level, open type fencing along lateral residential property lines between side yards. They should be sufficiently





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## V. Crime Deterrence Design Guidelines

unencumbered with landscaping to promote social interaction between neighbors.

- Use substantial, high, closed fencing between backyards and a public alley.

Natural access control is used to complement mechanical and operational access control measures, such as target hardening.

### E. Community Based Organizations

In the final analysis, government, planners and builders can only create the physical environment within which a neighborhood operates. Over time, neighbors own the neighborhood and they are responsible for the neighborhood character sense of community and safety. A community based formal and/or informal organization can play the decisive role. Implementation of a safe community requires constant attention to the changing needs of the residents. A Master Homeowner's Association (or similar community organization) is the natural catalyst to bring residents together in a productive atmosphere of community involvement. Activities, clubs, events and services including a monthly newsletter, holiday displays, sports programs, etc. can facilitate interaction and reinforce relationships. The following design guidelines should be considered for the Resort Village:



- The neighborhood is designed with human scale foremost
- Neighborhood design fosters interaction
- Neighborhood design creates a sense of ownership and responsibility
- Real and symbolic resident control within the neighborhood can be provided through signage, paving, landscaping and street furnishings

*Attachment “A”*  
*“Approved Plant List”*





**UNIVERSITY VILLAGES**  
**VILLAGE 3 NORTH AND A PORTION OF VILLAGE 4**  
**APPROVED MASTER PLANT LIST**  
**DECEMBER 2014**

**FUEL MODIFICATION ZONE 1**

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>NOTES</u>
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Plant and seed material should be locally sourced to the greatest extent possible to avoid genetically compromising existing Preserve vegetation. Notes provided below must be adhered to and planting must be implemented in accordance with the Chula Vista Fire Department's fuel modification guidelines summarized in the Village 3 North and a Portion of Village 4 Fire Protection Plan.

**Trees:**

Heteromeles arbutifolia	Toyon	May be planted within Fuel Management Zone 1 up to 10% of the plant palette mix. No single mass shall exceed 400 sf. These shall be spaced such that the nearest shrub is no closer than the tallest shrub height (at maturity)
Metrosideros exelsus (un-cut leader)	New Zealand Christmas Tree	
Plantanus racemosa	California Sycamore	
Quercus agrifolia	Coast Live Oak	
Rhus lancea	African Sumac	Plant acceptable on a limited basis (Max. 30% of the area at the time of planting)

**Shrubs, Cacti & Groundcovers:**

Acalypha californica	California Copperleaf	
Agave Shawii	Coastal Agave	
Arctostaphylos 'Emerald Carpet'	Emerald Carpet	
Baccharis Pilularis	Mazanita	
	Coyote Brush	Only local native shrub species will be utilized. No cultivars shall be permitted.
Bloomeria Crocea	Common goldstar	
Ceanothus verrocosus	Wartystem Ceanothus	Plant acceptable on a limited basis (Max. 30% of the area at the time of planting)

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>NOTES</u>
Comarostaphylis diversifolia	Summer Holly	
Cotoneaster dammeri 'Lowfast'	Bearberry Cotoneaster	
Cotoneaster horizontalis	Rock Cottoneaster	
Cylindropuntia prolifera	Coast Cholla	
Dudleya pulverulenta	Chalk Lettuce	
Enciella californica	California Encelia	
Epilobium californicum	California Fushcia	
Euphorbia misera	Cliff Spurge	
Galvezia speciosa	Bush Snapdragon	
Helianthemum scoprium	Sun Rose	
Isomeris arborea	Bladder Pod	
Iva hayesiana	San Diego Marsh Elder	
Lupinus succulentus	Arroyo Lupine	
Lycium californicum	Box Thorn	
Malachothamnus fasciculatus	Chaparrel Bushmallow	
Malamosa laurina	Hollyleaf Cherry	
Nassella pulchra	Purple Needlegrass	
Opuntia littoralis	Coastal Prickly Pear Cactus	Plants must be locally sourced
Opuntia oricola	No Common Name	Plants must be locally sourced
Rhamnus crocea	Redberry	
Rhus Integrifolia	Lemonade Berry Fuschia Flowering	
Ribes speciosum	Gooseberry	
Salvia apiana	White Sage	May be planted in limited quantities and must be properly spaced. <i>S. mellifera</i> is a prohibited species
Simmondsia chinesnsis	Jojoba	May be planted in limited quantities and must be properly spaced
Sisyrinchium bellum	Blue-Eyed Grass	
Thymus serphyllum 'Reiters'	Creeping Thyme	Restricted to 30% of area at time of planting. Use in irrigated areas only
Yucca schidigera	Mojave Yucca	
Yucca whipplei	Our Lord's Candle	

#### **Hydroseed Mix:**

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>NOTES</u>
Baccharis Pilularis	Coyote Brush	Only local native shrub species will be utilized. No cultivars shall be permitted.
Ceanothus verrocosus	Wartystem Ceanothus	Plant acceptable on a limited basis (Max. 30% of the area at the time of planting)
Enciella californica	California Encelia	
Hazardia squarrosa	Sawtooth Goldenfields	
Isomeris arborea	Bladder Pod	
Iva hayesiana	San Diego Marsh Elder	
Layia platyglossa	Tidy tips	
Lupinus succulentus	Arroyo Lupine	
Malachothamnus fasciculatus	Chaparral Bushmallow	
Malamosa laurina	Hollyleaf Cherry	
Nassella pulchra	Purple Needlegrass	
Phacelia campanularia	California Blue Bells	
Rhamnus crocea	Redberry	
Rhus Integrifolia	Lemonade Berry	
Salvia apiana	White Sage	
Sisyrinchium bellum	Blue-Eyed Grass	
Viguiera laciniata	San Diego Sunflower	
Yucca whipplei	Our Lord's Candle	

#### **Hydroseed Mix (Plantable Retaining Walls):**

Baccharis Pilularis	Coyote Brush	Only local native shrub species will be utilized. No cultivars shall be permitted.
Camissonia cheiranthifolia	Beach Evening Primrose	
Ceanothus verrocosus	Wartystem Ceanothus	Plant acceptable on a limited basis (Max. 30% of the area at the time of planting)
Clarkia botaie	Botta's Clarkia	
Eriophyllum confertiflorum	Golden Yarrow	
Hazardia squarrosa	Sawtooth Goldenfields	
Lasthenia californica	California Gold Rush	
Mimulus aurantiacus	Sticky Monkey Flower	Plants must be locally sourced
Salvia apiana	White Sage	May be planted in limited quantities and must be properly spaced. <i>S. mellifera</i> is a

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>NOTES</u>
		<i>prohibited species</i>
Sisyrinchium bellum	Western Blue-Eyed Grass	
Viguiera laciniata	San Diego Sunflower	
Yucca whipplei	Our Lord's Candle	

#### FUEL MODIFICATION ZONE 2

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>NOTES</u>
Plant and seed material should be locally sourced to the greatest extent possible to avoid genetically compromising existing Preserve vegetation		

#### Trees:

Quercus agrifolia	Coast Live Oak
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#### Shrubs, Cacti & Groundcovers:

Acalypha californica	California Copperleaf	
Agave shawii	Coastal Agave	
Aristida pupurea	Purple Three-Awn	
Chlorogalum parviflorum	Smallflower Soap Plant	
Cotoneaster dammeri 'Lowfast'	Bearberry Cotoneaster	
Cylindropuntia prolifera	Coast Cholla	
Deinandra fasciculata	Fascicled Tarplant	
Dodonaea viscosa	Hop Bush	Plant acceptable on a limited basis (Max. 30% of the area at the time of planting)
Dudleya pulverulenta	Chalk Lettuce	
Encelia californica	Coastal Sunflower	
Epilobium californicum	California Fushcia	
Euphorbia misera	Cliff Spurge	
Grindelia robusta	Gum Plant	
Helianthemum scoparium	Sun Rose	
Isomeris arborea	Bladderpod	
Lupinus succulentus	Arroyo Lupine	

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>NOTES</u>
Lycium californicum	Box Thorn	
Malachothamnus fasciculatus	Chaparral Bushmallow	
Mirabilis californica	Wishbone Bush	
Nassella pulchra	Purple Needlegrass	
Opuntia littoralis	Coastal Prickly Pear Cactus	Plants must be locally sourced
Opuntia oricola	No Common Name	Plants must be locally sourced
Prunus ilicifolia	Hollyleaf Cherry	
Rhamnus crocea	Redberry	
Rhus integrifolia	Lemonade Berry	
	Fuschia Flowering	
Ribes speciosum	Gooseberry	
Salvia apiana	White Sage	May be planted in limited quantities and must be properly spaced. <i>S. mellifera</i> is a prohibited species
Simmondsia chinensis	Jojoba	
Sisyrinchium bellum	Western Blue-Eyed Grass	
Yucca schidigera	Mojave Yucca	
Yucca whipplei	Foothill Yucca	
<b>Hydroseed Mix:</b>		
Bloomeria crocea	Common Goldstar	
Encelia californica	Coastal Sunflower	
Eriophyllum confertiflorum	Golden Yarrow	
Gnaphalium bicolor	Bicolor Cudweed	
Hazardia squarrosa	Sawtooth Goldenfields	
Heteromeles arbutifolia	Toyon	
Isomeris arborea	Bladderpod	
Isocoma menziesii	Coast Goldenbush	
Lasthenia californica	Goldfields	
Layia platyglossa	Tidy tips	
Lupinus bicolor	Miniature Lupine	
Lupinus succulentus	Arroyo Lupine	
Nassella pulchra	Purple Needlegrass	
Phacelia campanularia	California Blue Bells	
Plantago erecta	Dot-Seed Plantain	
Rhamnus crocea	Redberry	

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>NOTES</u>
Rhus integrifolia	Lemonade Berry	May be planted in limited quantities and must be properly spaced. <i>S. mellifera</i> is a prohibited species
Salvia apiana	White Sage	
Sisyrinchium bellum	Blue-Eyed Grass	
Sphaeralcea ambigua	Desert Mallow	
Viguiera laciniata	San Diego Sunflower	
Yucca whipplei	Foothill Yucca	

**Hydroseed Mix (Plantable Retaining Walls - irrigated):**

Clarkia bottae	Botta's Clarkia
Eriophyllum confertiflorum	Golden Yarrow
Eschscholzia californica	California Poppy
Hazardia squarrosa	Sawtooth Goldenfields
Lasthenia californica	Goldfields
Mimulus aurantiacus <sup>4</sup>	Sticky Money Flower
Sisyrinchium bellum	Blue-Eyed Grass
Viguiera laciniata	San Diego Sunflower

# **Village 3 North Business Park**

## **Design Guidelines**



ADOPTED  
December 2, 2014

Resolution No. 2014-234

December 2, 2014





# **Village 3 North Business Park**

## **Design Guidelines**

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# I. *Introduction*



- A. *Design Guidelines Document*
- B. *Design Review Process*





## **A. Design Guidelines Document**

The Village 3 North Otay Ranch Business Park Design Guidelines provide direction for the design of sites, buildings and landscapes within the Business Park to ensure that the quality of the adopted urban design and architectural concepts established for the overall Otay Ranch community are maintained. The Design Guidelines identify a theme for the Otay Ranch Business Park and delineate that identity through streetscape and landscape design, signage programs, and architectural and lighting guidelines.

This introductory section provides a description of the design review process for development within Village 3 North Business Park. Section II describes the Otay Ranch Business Park setting, land use plan, and the design theme of the village.

### **1. Companion Documents**

#### **Otay Ranch GDP Overall Design Plan**

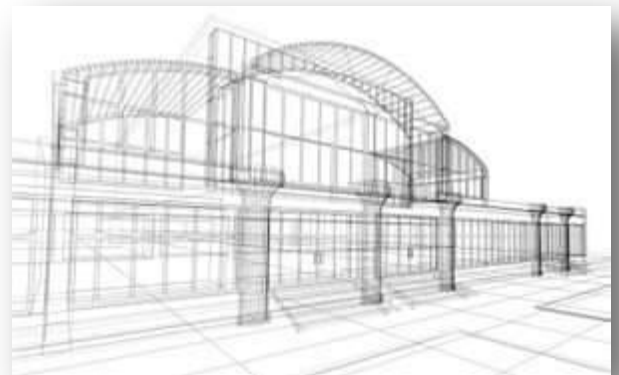
The guiding framework plan is the Otay Ranch GDP Overall Design Plan. The Overall Design Plan provides general design guidelines appropriate to the pedestrian and transit-oriented village concepts envisioned for the community.

#### **Village 3 North Planned Community (PC) District Regulation**

The PC District Regulations establish land use development standards and appropriate regulations (zoning) for all construction within the project area. All proposed developments must adhere to the land uses, setbacks, building heights and similar regulatory criteria specified in the PC District Regulations.

### **2. Design Review Process**

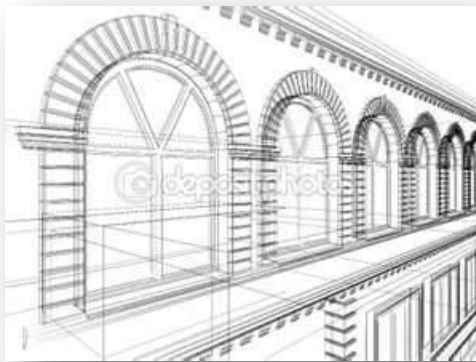
Formal design review processes have been established in the Village 3 North PC District Regulations to ensure all development within Village 3 North is consistent with the City of Chula Vista policies and development standards. the Otay Ranch Overall Design Plan, Village 3 North Business Park Design Plan and the Village 3 North PC District Regulations. T





### **3. Master Developer Review**

The Village 3 North Business Park infrastructure and building lots will be developed by the Master Developer. Most of the elements described in Section II of this document, including landform grading, village entries and streets will be implemented by the Master Developer. The development of building sites within the plan area may be by the Master Developer or Merchant Builders. A design review process has been created to facilitate development by Merchant Builders within the unique village planning concepts of the Otay Ranch planned community.



The design review process includes two integrated procedures: preliminary review by the Master Developer and review and approval by the City of Chula Vista. The process requires the Merchant Builder to formulate the design for their parcel and review it with the Master Developer prior to formal application and review by the City. The review requirements of the Master Developer are intended to ensure that the builder's product and designs meet the standards and criteria for the entire planned

community. The items to be included in the design submittal package to the Master Developer would typically consist of preliminary site, landscape and architectural plans. Following acceptance of the Merchant Builder's schematic design, a continuing exchange of information will be expected as the design is finalized and the City's review process begins. Final, approved plans shall be provided to the Master Developer. The Master Developer shall provide a written recommendation prior to final consideration by the City of Chula Vista. If there is no Master Developer available to facilitate this process, design review will move directly to the City, unless otherwise described in Project CC&Rs.

### **4. City of Chula Vista - Minor Design Review**

The Development Services Director is authorized to approve applications on several subjects as provided in Section 19.14.030 of the Chula Vista Municipal Code and described in greater detail in the Village 3 North PC District Regulations, Chapter XI. Public buildings of 20,000 square feet or less in size are subject to Minor Design Review.



## **5. City of Chula Vista – Major Design Review**



All proposals over 20,000 square feet in size shall be subject to the Major Design Review process as described in CVMC Section 19.14.581 (through 19.14.600). The Planning Commission shall review plans as required by the Village 3 North PC District Regulations, Chapter XI, Implementation & Administration. Major Design Review requires Planning Commission approval. The Planning Commission shall review plans as required by the PC District Regulations, and as provided herein. They shall base their findings on the City's Design Manuals and Village 3 North Business Park Guidelines.

## **6. Appeals**

An appeal to the City Council on a decision to the Planning Commission may be filed within ten days after the decision as provided for in CVMC Section 19.14.583.



## II. *Plan Area Design Guidelines*



- A. *Plan Area Design Guidelines*
- B. *Plan Area Design*
- C. *Landform Grading*
- D. *Landscape Design*
- E. *Site Elements*
- F. *Maintenance Standards*







## **A. Plan Area Design Guidelines**

This section provides general design guidelines and concepts for industrial development to encourage a high level of design quality and creativity. These Design Guidelines address the elements that will be implemented by the Master Developer. Those elements include the design of the overall land use plan, grading, slope planting, streets and parkways, village entries, perimeter walls and fencing, lighting and street furnishings.

### **1. General Design Objectives:**

- Contribute toward reinforcing or establishing a distinct architectural and environmental image for the business park.
- Consider the scale, proportion and character of development in the surrounding area.



- Establish attractive, inviting, imaginative and functional site arrangement of buildings and parking areas and a high quality architectural and landscape design which provides an efficient and pleasant work environment.

- Facilitate and encourage on-site pedestrian activity.

- Minimize excessive or incompatible impacts of noise, light,

traffic and visual character.

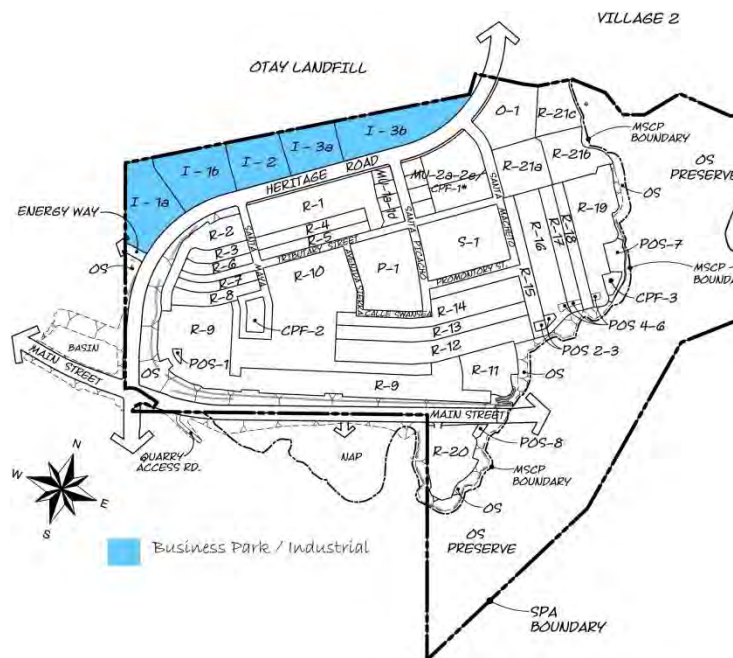
- Preserve and incorporate access to views into the project development proposal.

## **B. Plan Area Design**

The Village 3 North Business Park plan area is located in the southwestern portion of the Otay Valley Parcel of the Otay Ranch. The Business Park is bounded by the Otay Landfill to the north, the Village 3 North residential/mixed-use village to the south,



existing industrial land uses to the west, and Wolf Canyon open space to the east. Heritage Road forms the southern boundary of the site.



Village 3 North Site Utilization Plan – Exhibit 1

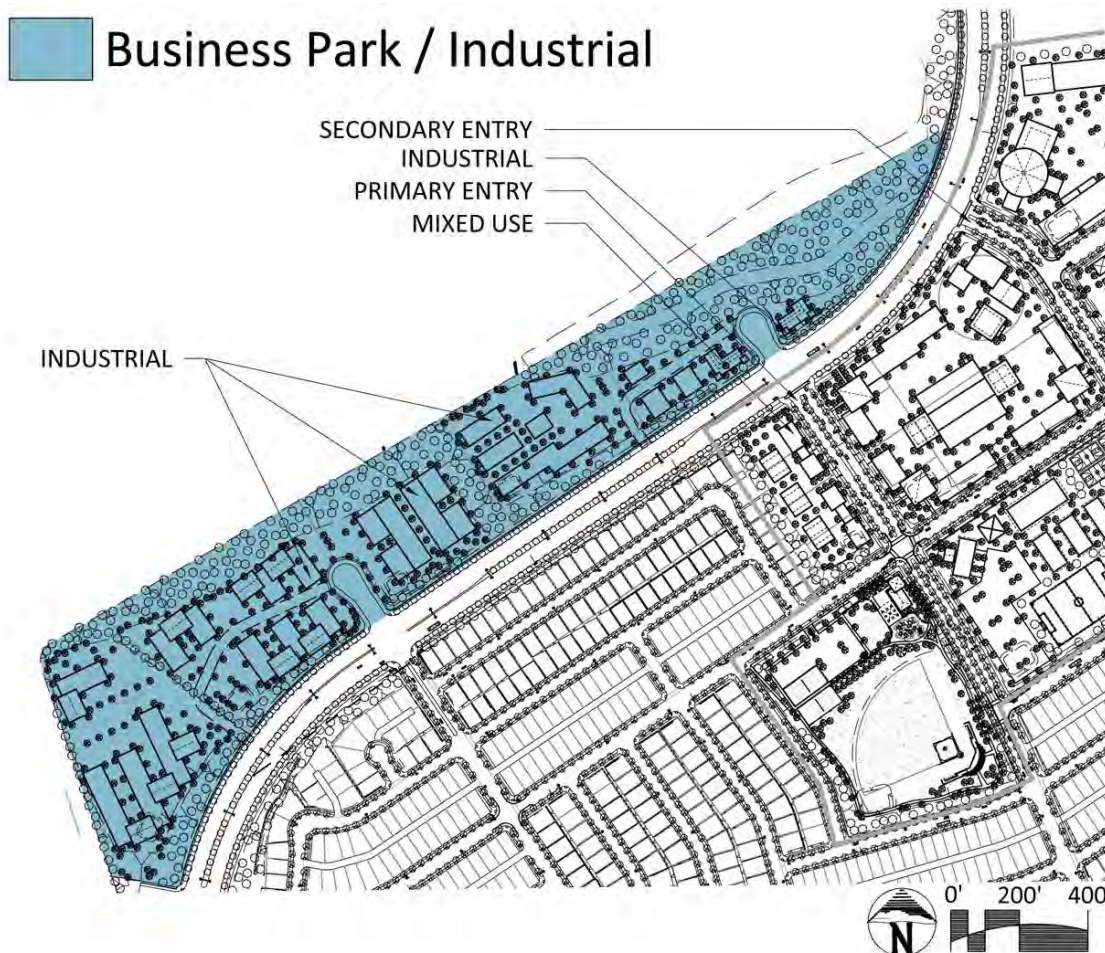


Village 3 North Aerial – Exhibit 2



Unlike the more complex Urban Villages in Otay Ranch, the design of this SPA Plan area is fairly straightforward. The industrial and Business Park land uses require large, level development parcels that can accommodate office and warehouse buildings, outdoor storage areas, truck loading areas and parking for employees and visitors. Four industrial pads have direct access from Heritage Road. Internal circulation will be determined during the site planning process. Landscaping design provides the opportunity to unify the development and integrate it into the overall Otay Ranch design theme.

The Village 3 North Business Park Illustrative Plan is provide below. This plan depicts the conceptual layout of industrial buildings within the Business Park. The Village 3 North Site Utilization Plan that follows shows land uses within the entire Village 3 North SPA Plan Area, including the Business Park.



### **Village 3 North Conceptual Business Park Illustrative – Exhibit 3**

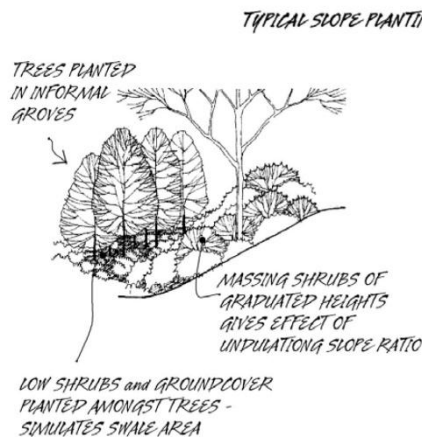
This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.



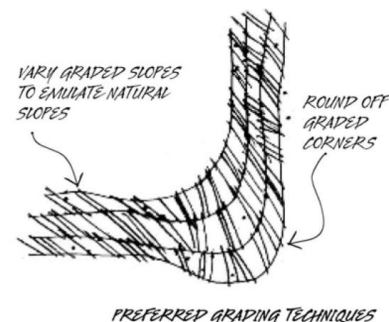


## C. Landform Grading

The eastern topography of the Business Park within Village Three is generally a ridge that will be lowered to create a series of large, stepped terraces from east to west. Heritage Road will be located along the southern edge of the Business Park, descending in grade from the northern area to the intersection with Main Street at the southern border of the development area.

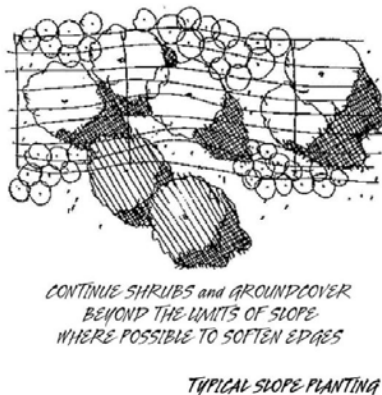


The design proposes to utilize landform grading techniques, plantable retaining walls and landscaping to minimize the manufactured appearance of slopes. Landform grading will consist of varied or contoured slopes. Both vertical and horizontal undulation will be integrated in the design. The primary treatment for creating aesthetically pleasing slopes within the village is through landscaping. Manufactured slopes will be planted with varied size trees, shrubs and groundcovers to create undulation on the slope face. Varied tree heights obscure the top of slopes and create skyline interest.



Guidelines to be used for grading and slope design are:

- Use grade changes between differing land uses where separation and buffering is desired.



- Use contour grading techniques, where appropriate on slopes over 25 feet in height.
- Use varied-height trees, shrubs and groundcovers to undulate the surface of the slope, where possible.
- Minimize surface runoff and erosion potential by planting low water consumptive and drought tolerant plants.
- Use state-of-the-art erosion control, irrigation and water management practices to protect slopes.
- Emphasize and accentuate scenic vistas and natural landforms.



## **D. Landscape Design**

Guidelines are provided in this section to guide the Master Developer's landscape architects and contractors in the design and construction process for the planting and irrigation of the village. Consistent with the overall Village 3 North Design Plan, a Santa Barbara-inspired landscape theme will be created through a comprehensive landscape plan that addresses outdoor spaces, lighting, furnishings and the use of a variety of trees, shrubs and groundcovers. The Master Developer will implement the village entries, street parkways and slope planting. These guidelines shall be used in conjunction with the Otay Ranch Overall Design Guidelines, the city of Chula Vista Design Manual and Landscape Manual, as well as the appropriate Federal, State, and County codes:

- All landscape and irrigation plans shall be prepared by a licensed California landscape architect and shall be submitted to the City of Chula Vista, and to the Master Developer for review and approval prior to the start of construction. All submissions shall demonstrate compliance with the "Landscape Design and Development Guidelines" section contained herein.
- These guidelines are design concept guidelines only and are not intended to be used for engineering and or construction purposes. It is the responsibility of the project merchant builder to have the appropriate consultants (civil, structural, and geotechnical engineers as well as architects, and landscape architects) provide the necessary structural details, and specifications for the construction of these fences, walls, monuments or other structures based on the concepts provided herein.

### **1. Business Park Plant Palette**

The following plant lists have been selected to complement the Village 3 North design. This plant palette is not intended to be all-inclusive or restrictive and is subject to approval by the Fire Department. Street tree species are subject to approval by Development Services Director.



#### **Trees:**

Arbutus 'Marina'	Strawberry Tree
Brachychiton acerifolius	Australian Flame Tree
Brachychiton populneus	Bottle Tree
Cassia leptophylla	Gold Medallion Tree
Chorisia speciosa	Floss Silk Tree
Cupaniopsis anacardioides	Carrotwood



Ficus robiginosa	Rustyleaf Fig
Geijera parviflora	Australian Willow
Jacaranda mimosifolia	Jacaranda
Koelreuteria bippinata	Chinese Flame Tree
Lagerstromia inidica	Crape Myrtle
Laurus nobils 'Saratoga'	Sweet Bay
Phoenix dactylifera 'Medjool'	Medjool Date Palm
Pittosporum undulatum	Victorian Box
Podocarpus gracilior	Fern Pine
Rhus lancea	African Sumac
Tipuana tipu	Tipu Trees
Tristania conferta	Brisbane box

**Shrubs & Groundcovers including, but not limited to:**

Agapanthus africanus	Lily-of-the-Nile
Agapanthus Rancho White	White Lily-of-the-Nile
Aloe species	Aloe
Anaigozanthos hybrids	Kangaroo Paw
Bougainvillea species	Bougainvillea
Buxus microphylla 'Green Beauty'	Dwarf Boxwood
Callistemon citrinus Compacta	Dwarf Lemon Bottlebrush
Carissa macrocarpa Green Carpet*	Prostrate Natal Plum
Ceanothus species	Carmel Creeper
Chamaerops humillis	Mediterranean Fan Palm
Cistus species	Rock Rose
Cycas revoluta	Sago Palm
Dietes bicolor	Fortnight Lily
Echium fastuosum	Pride of Madeira
Euryops pectinatus	Shrub Daisy
Lantana montevidensis	Lantana
Lavendula species	Lavender
Ligustrum japonicum 'Texanum'	Texas Privet
Limonium perezii	Sea Lavender
Mimulus auranticus*	Monkey Flower
Myoporum parvifolium Putah Creek	No Common Name







Nandina domestica	Heavenly Bamboo
Philodendron x 'Xanadu'	Xanadu Cut-Leaf
	Philidendron
Phoneix roebelenii	Pigmy Date Palm
Phormium species	Flax
Pittosporum tobira Wheelers Dwarf	Dwarf Tobira
Pittosporum tobira	Common Tobira
Rosa species	Rose
Rosmarinus officinalis	Rosemary
Scenecio mandraliscae	Kleina
Strelitzia nicolia	Giant Bird of Paradise
Strelitzia reginae	Bird of Paradise
Trachelospermum jasminoides	Star Jasmine
Trachycarpus fortunei	Windmill Palm
Verbena species	Verbena
Xyosma congestum	Shiny Xylosma

**Grasses:**

Carex spp.	Sedge
Dianella spp.	Flax Lily
Festuca ovina 'Glaucous'	Blue Fescue
Liriope muscari 'Isabella'	Isabella Lily Turf
Pennisetum setaceum 'Sterile Green'	Sterile Green Fountain Grass

**Turf:**

Paspalum vaginatum 'Aloha'	Seashore Paspalum
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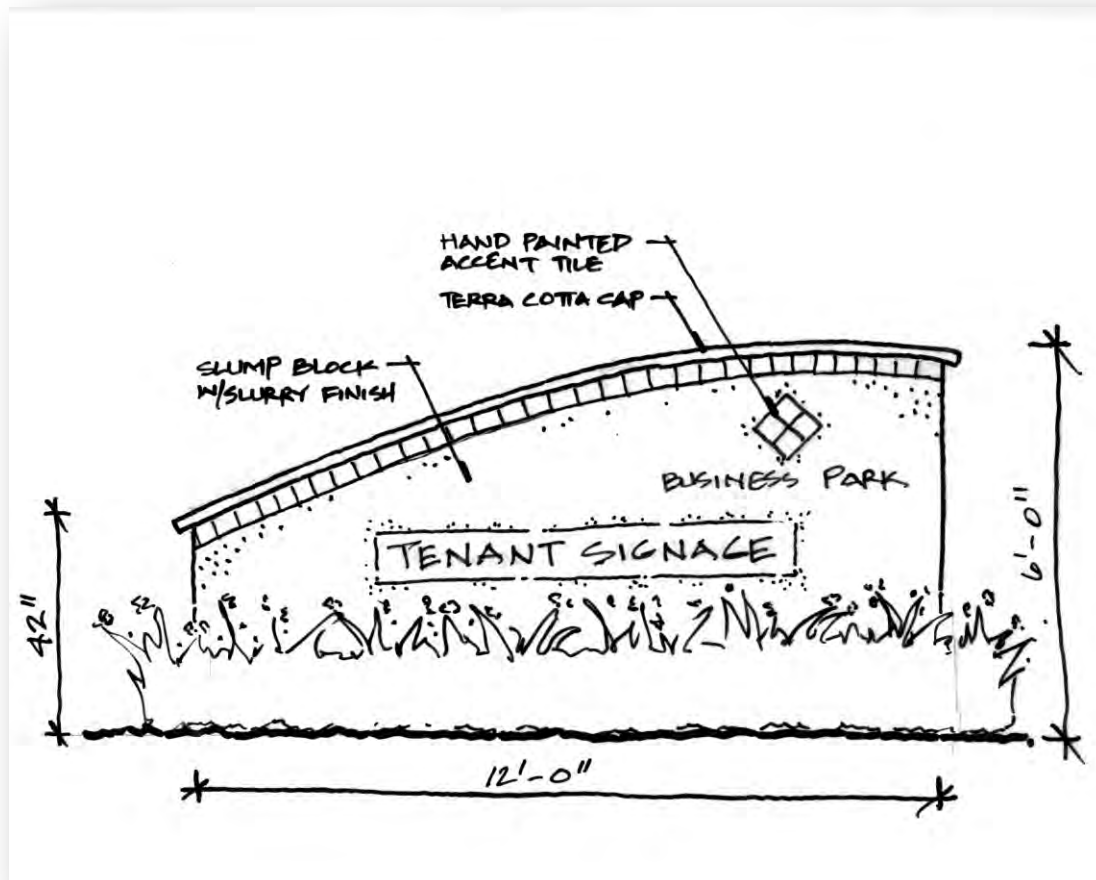


## 2. Business Park Entries

Potential entries into the Village 3 North Business Park entries are located along Heritage Road. Minor walls along Heritage Road provide multiple opportunities to locate monument signs identifying the Business Park.

The entry landscape will consist of an informal grove of flowering trees that will contrast with the backdrop planting of the slopes behind the entries. Low walls will define the entry areas and provide locations for signage and monuments. Low shrubs and grasses will be planted in the foreground.

Exhibit 4 illustrates the conceptual design of the entry monument.



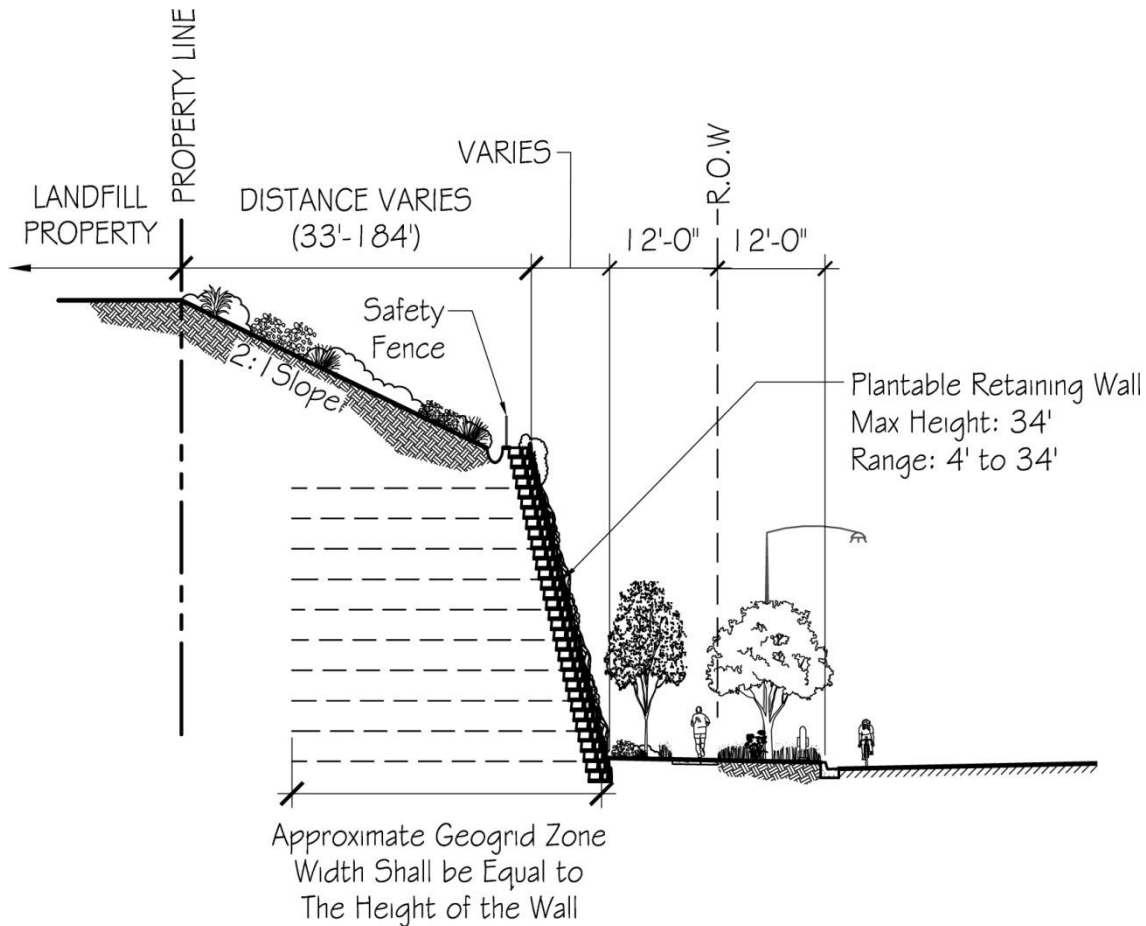
**Business Park Entry Monument Conceptual Design – Exhibit 4**



### **3. Plantable Retaining Wall Systems**

Plantable retaining wall systems are planned adjacent to the Otay Landfill. The plantable retaining wall system offers a fully plantable face that softens the visual impact of large retaining structures. The walls transform a grade transition into a vegetated “steepened slope” instead of a concrete scar across a hillside. The plant palette is provided below.





Note: Plantable wall location, height, setback and geogrid zone are conceptual, subject to final engineering design.

## Plant Palette:

### Trees:

Quercus agrifolia  
Rhus lancea  
Tristania conferta  
Jacaranda mimosifolia

Coast Live  
African Sumac  
Brisbane box  
Jacaranda

### Shrubs & Groundcovers:

Agave attenuata  
Baccharis pilularis 'Twin Peaks'  
Bougainvillea species  
Ceanothus species  
Cistus species

Century Plant  
Dwarf Coyote Bush  
Bougainvillea  
Carmel Creeper  
Rock Rose  
Bearberry Cotoneaster





Cotoneaster dammeri 'Lowfast	
Echium fastuosum	Pride of Madeira
Heteromeles arbutifolia	Toyon
Limonium perezii	Sea Lavender
Myoporum parvifolium Putah Creek	No Common Name
Rosmarinus officinalis	Rosemary
Yucca schidigera	Mojave Yucca
Yucca whipplei	Foothill Yucca

**Hydroseed Mix (slopes):**

Camissonia cheiranthifolia	Beach Evening Primrose
Eschscholzia maritima	Coastal California Poppy
Gaillardia pulchella	Indian Blanket
Gazania splendens	Gazania Splendens
Limonium californicum	Coastal Statice
Verbena tenuisecta	Moss Verbena



**Hydroseed Mix (slopes):**

Camissonia cheiranthifolia	Beach Evening Primrose
Eriophyllum confertiflorum	Golden Yarrow
Lasthenia californica	California Gold Rush
Mimulus aurantiacus	Sticky Monkey Flower
Sisyrinchium bellum	Western Blue-Eye Grass

**Hydroseed Mix (Plantable Retaining Walls):**

<i>Clarkia Bottae</i>	Botta's Clarkia
<i>Eriophyllum confertiflorum</i>	Golden Yarrow
<i>Lasthenia californica</i>	California Gold Rush
<i>Melica imperfica</i>	California Melic
<i>Mimulus aurantiacus</i>	Sticky Monkey Flower
<i>Sisyrinchium bellum</i>	Western Blue-Eye Grass





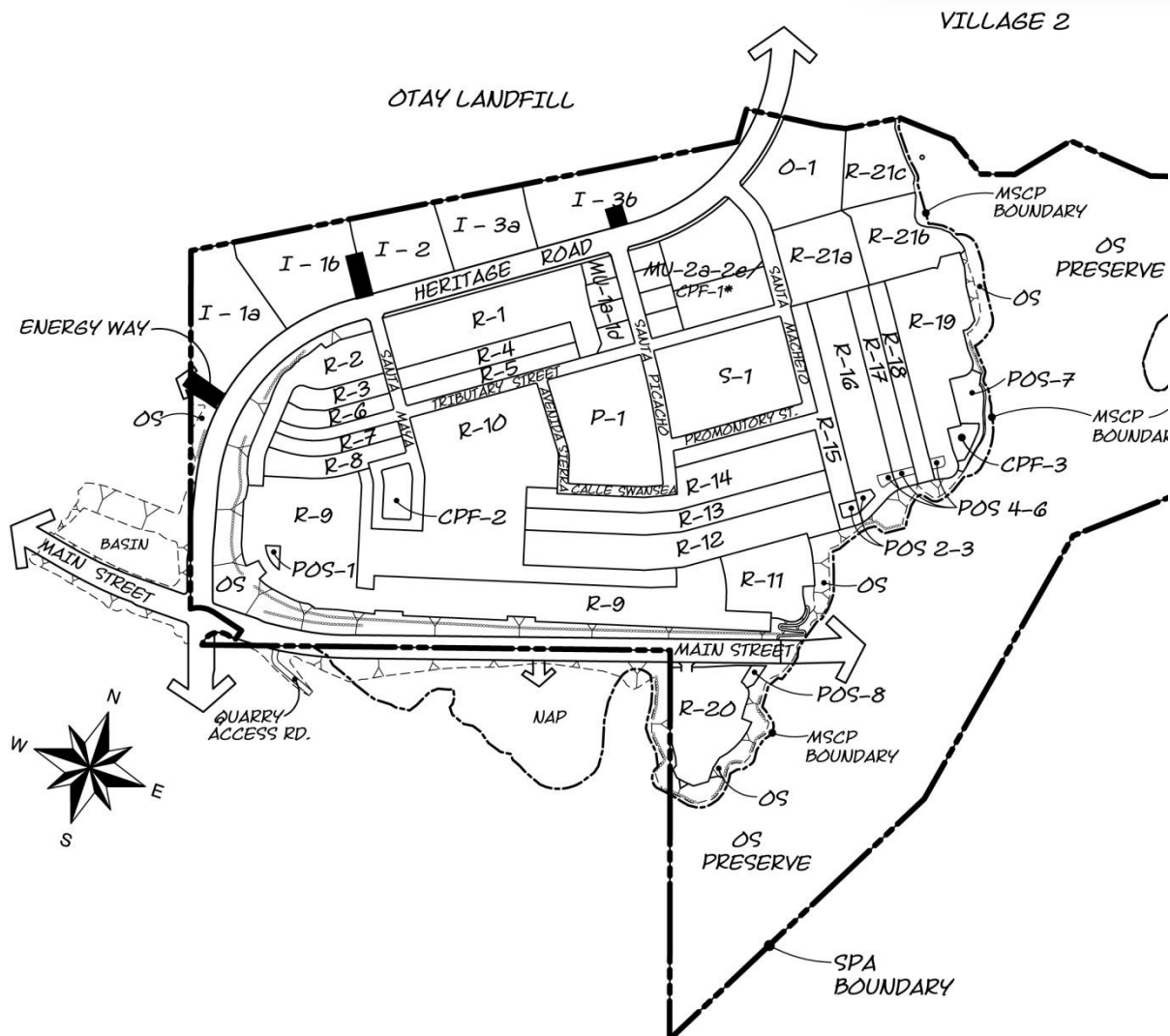
The streetscapes are an important component in creating a cohesive village design theme. Streetscapes identify the edges of project and major points of entry and they serve as the unifying design theme. The streetscapes for the surrounding major streets adhere to the Otay Ranch “ranch theme” landscape. Within the Village 3 North Business Park, the streetscapes will emphasize pedestrian circulation by providing tree-shaded walkways and lighting, while providing safe, adequate travel ways to accommodate large trucks and industrial users. The Village 3 North Circulation Plan shows the surrounding and internal street designations for the entire village, including the Business Park. A description of each street classification and cross sections are provided in the Village 3 North SPA Plan and Village Design Plans. Conceptual street landscape plans for the major streets and the Industrial Street are provided below. Street tree planting shall comply with the City of Chula Vista Shade Tree Policy Number 576-19. The objective is to maximize shade cover to the greatest extent possible.



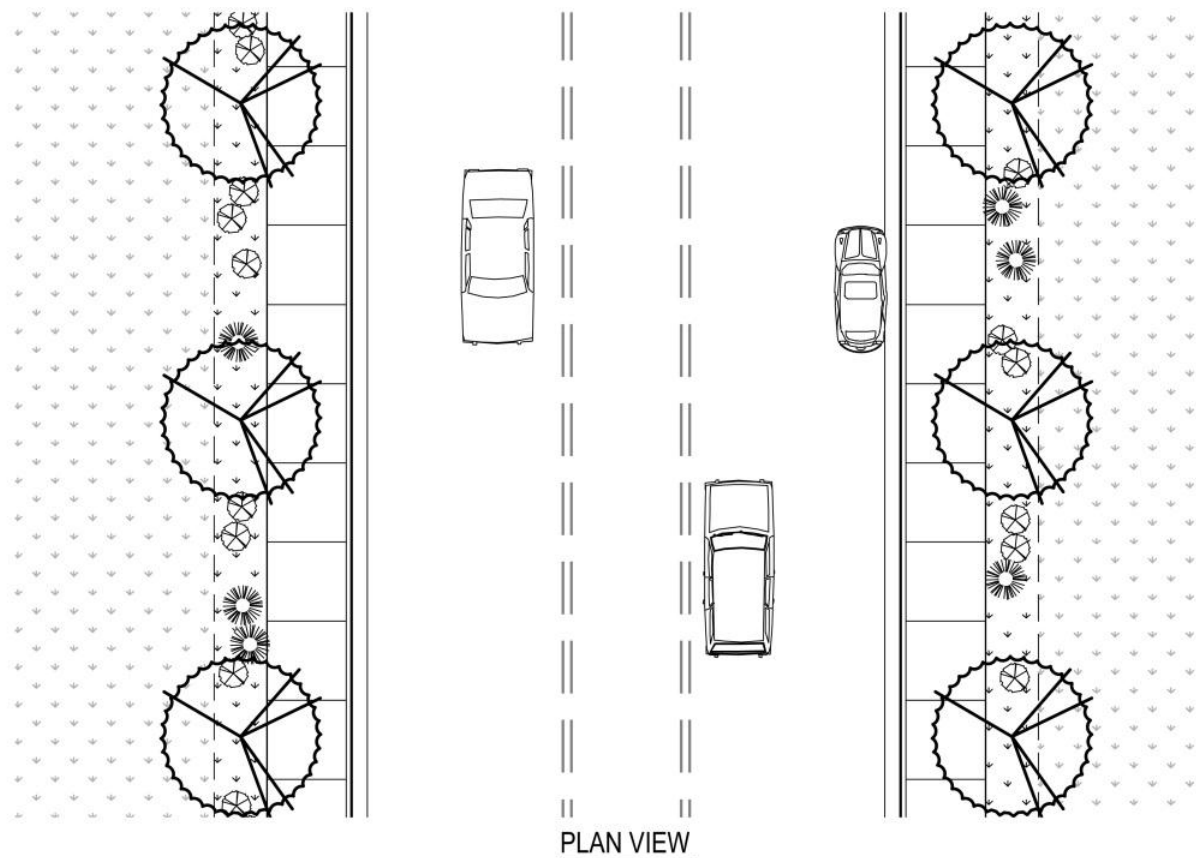
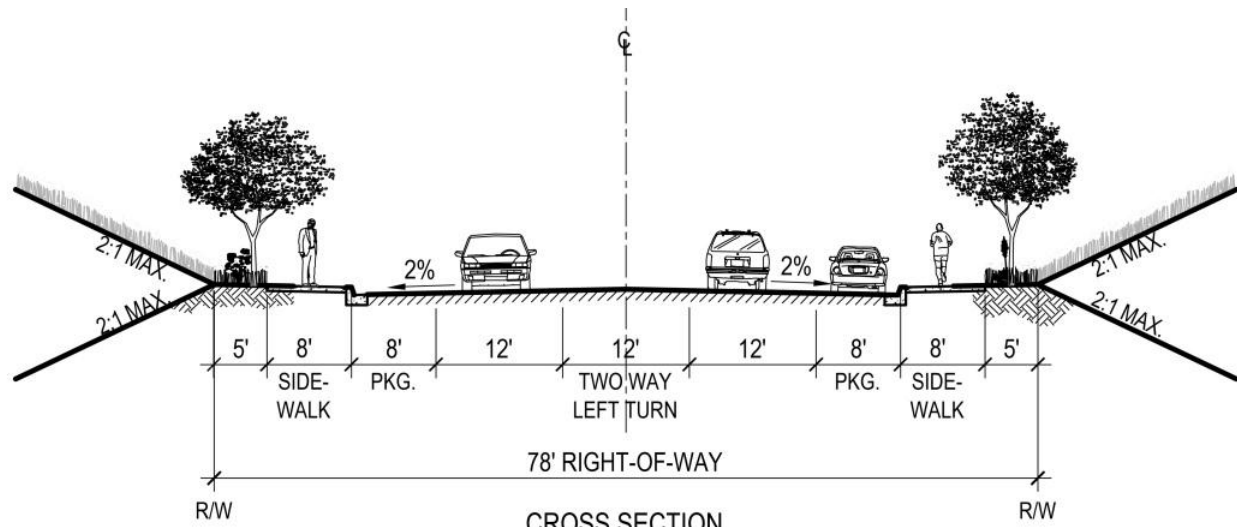


## Industrial Street

The circulation street in the Village 3 North Business Park is designed to provide access for large vehicles traveling through the area. The streets are composed of travel lanes, turn lanes, on-street parallel parking and wide sidewalks on both sides of the street.









## **Plant Palette:**

### **Trees:**

Arbutus 'Marina'                      Marina Mardone

### **Shrubs & Groundcovers:**

Agapanthus africanus	Lily-of-the-Nile
Aloe species	Aloe
Bougainvillea species	Bougainvillea
Callistemon citrinus	Dwarf Lemon Bottlebrush
Compacta	
Carissa macrocarpa Green	Prostrate Natal Plum
Carpet*	
Ceanothus species	Carmel Creeper
Dietes bicolor	Fortnight Lily
Echium fastuosum	Pride of Madeira
Lantana montevidensis	Lantana
Ligustrum japonicum	Texas Privet
'Texanum'	
Limonium perezii	Sea Lavender
Myoporum parvifolium	No Common Name
Putah Creek	
Phoneix roebelenii	Pigmy Date Palm
Phormium species	Flax
Pittosporum tobira	Dwarf Tobira
Wheeler's Dwarf	
Rosmarinus officinalis	Rosemary
Scenecio mandraliscae	Kleina
Strelitzia nicolia	Giant Bird of Paradise
Strelitzia reginae	Bird of Paradise

### **Grasses:**

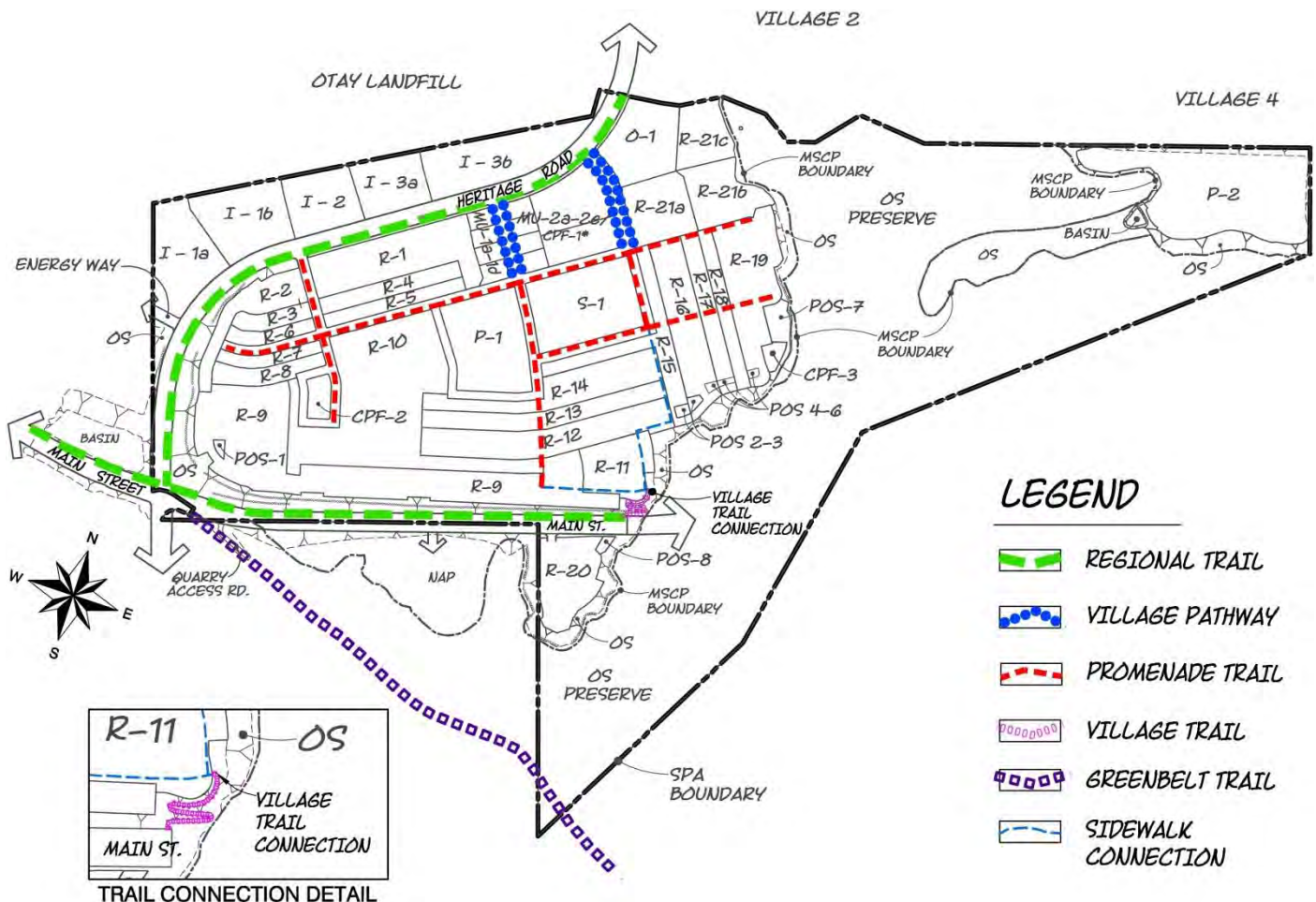
Carex spp.	Sedge
Dianella spp.	Flax Lily





## 5. Non-Vehicular Circulation Concept

A well-designed pedestrian circulation system is a fundamental component of the village concept. The previous Streetscape Design Concept section includes illustrations of pedestrian amenities including sidewalks, lighting and shade trees. This section describes the pedestrian circulation system in terms of the Otay Ranch, City and OVRP trail systems. An overall plan is provided as well as examples of the types of pedestrian paths provided within Village 3 North. Pedestrian oriented facilities proximate to the Village 3 North Business Park include the Chula Vista Regional Trail and Greenbelt Trail.



Non-Vehicular Circulation Concept – Exhibit 6



**a. Chula Vista Greenbelt Trail/Otay Valley Regional Park (OVRP) Trail**

As described in the Chula Vista Greenbelt Master Plan, planned multi-use trails, including equestrian trails, would extend south from Salt Creek on the east side of Village 11, connecting with the Otay Lakes Trail just south of Village 11. At least one trail will extend westerly, on a maintenance road for the Salt Creek Sewer, on the north side of the Otay River Valley. This portion of the Greenbelt Trail is located south of Village 3 North. Access to this trail network from the Village 3 North Business Park is provided via the Regional Park along Heritage Road.

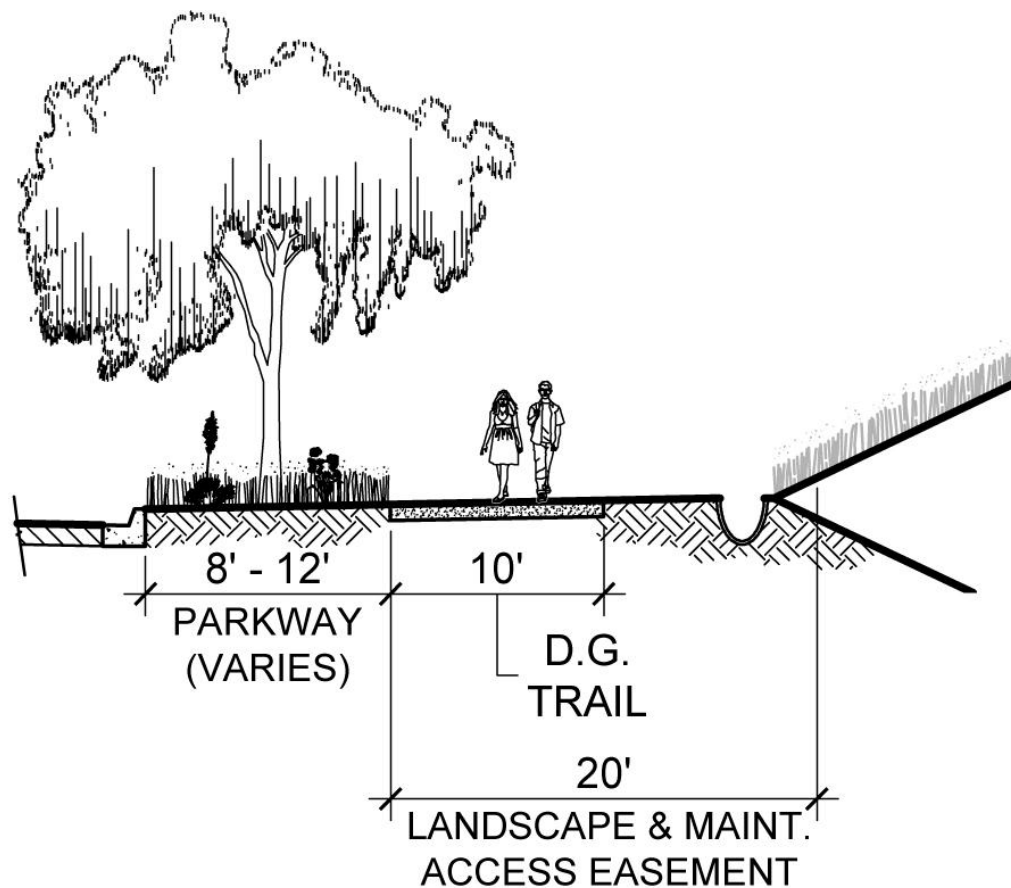


The OVRP Concept Plan also identifies a multi-use trail system through the Otay River Valley. The portion of the Greenbelt Trail described above coincides with the OVRP trail. Consistent with the Chula Vista MSCP, this trail is co-located along the existing Salt Creek Sewer maintenance road to avoid impacts to sensitive habitat in the river valley and control access along the Otay Ranch Preserve edge.

**b. Chula Vista Regional Trail**

Regional Trails provide off-street pedestrian and bicycle connections throughout Chula Vista. Chula Vista Regional Trails are located on the south side of Main Street and south west of Heritage Road. These trails are located adjacent to the roadways within landscape buffers. The trails are 10 feet wide to accommodate both pedestrians and bicycles and may be decomposed granite or concrete, depending on gradient.





## 6. Slopes

The Master Builder is responsible for implementing landscape on all project slopes. Slopes consist of internal manufactured slopes between development parcels, adjacent to streets and the Otay Landfill. The design of slopes within the development and along streets will provide an aesthetic enhancement to the development, define development sites, screen unattractive views and provide shade and slope stabilization. Slopes and plantable retaining walls adjacent to the Otay Landfill will provide a transition between the development and adjacent landfill properties.



The following conditions shall be applied to the design of all manufactured slopes:

- Based on the surrounding setting and design intent of the area, compatible plant material should be informally grouped to stabilize and accent the slope.

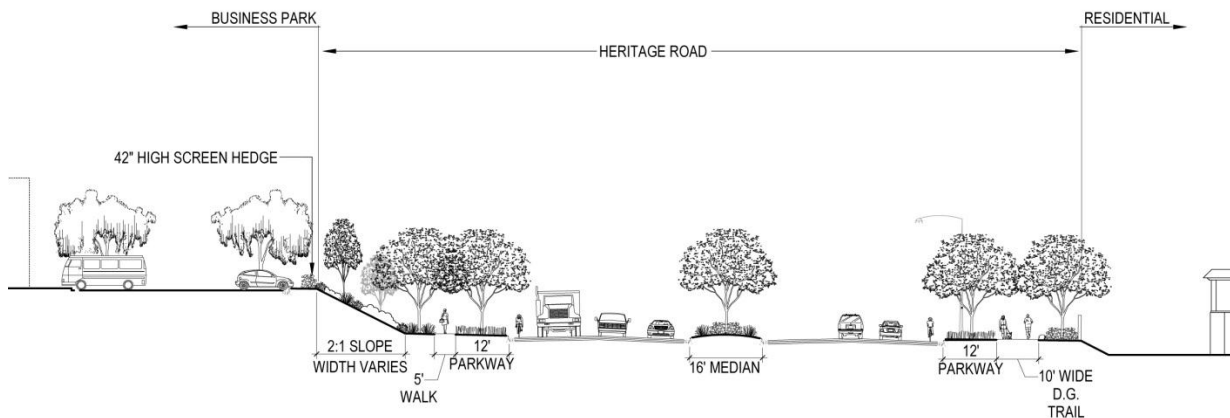


- Manufactured slopes along Heritage Road shall be planted to reinforce the Otay Ranch design theme.
- Slopes located within the development area shall be planted to provide vertical interest and buffer adjacent uses.
- Permanent, interior slopes shall be planted with a mixture of compatible, drought tolerant species and shall have a permanent automatic irrigation system.
- Individual development sites shall have permanent plantings and irrigation systems.
- Erosion control shall be required for all graded areas to protect newly created slopes or denuded areas from erosion or unsightly appearance.
- Where necessary, cut slopes shall be serrated to aid in plant revegetation and help retard erosion.

## **7. Buffer Zones**

### **Industrial/Residential**

The interface between single family residential and business park land uses occurs along Heritage Road. While Heritage Road provides a substantial buffer between land uses, additional measures will also be implemented along this corridor. Through a combination of low berms, trees and potential walls, the homes south of Heritage Road are buffered from industrial uses. In some cases, residential or secondary village entry streets provide additional separation between these uses.

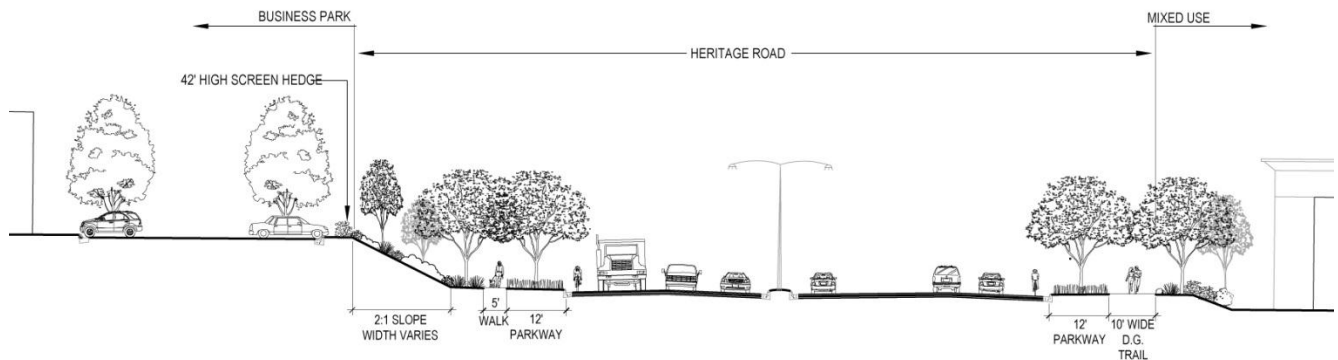


**Industrial/Residential Buffer Conceptual Design – Exhibit 7**



### **Industrial/Mixed Use-Office**

The interface between the mixed use village core and office land uses and the business uses occurs along Heritage Road. While Heritage Road provides a substantial buffer between land uses, additional measures will also be implemented along this corridor. Through a combination of low berms, trees and potential walls, the mixed use/office areas adjacent to Heritage Road are buffered from industrial uses to the north. In some cases, primary or secondary village entry streets provide additional separation between these uses.



**Industrial/Mixed Use Buffer Conceptual Design – Exhibit 8**

## **E. Site Elements**

### **1. Signage**

The Master Developer will be responsible for implementation of project entry monument signs located on Heritage Road. The Master Developer will also provide appropriate street signs in the public right-of-way as identified on the street improvement plans by the City General Services Department.

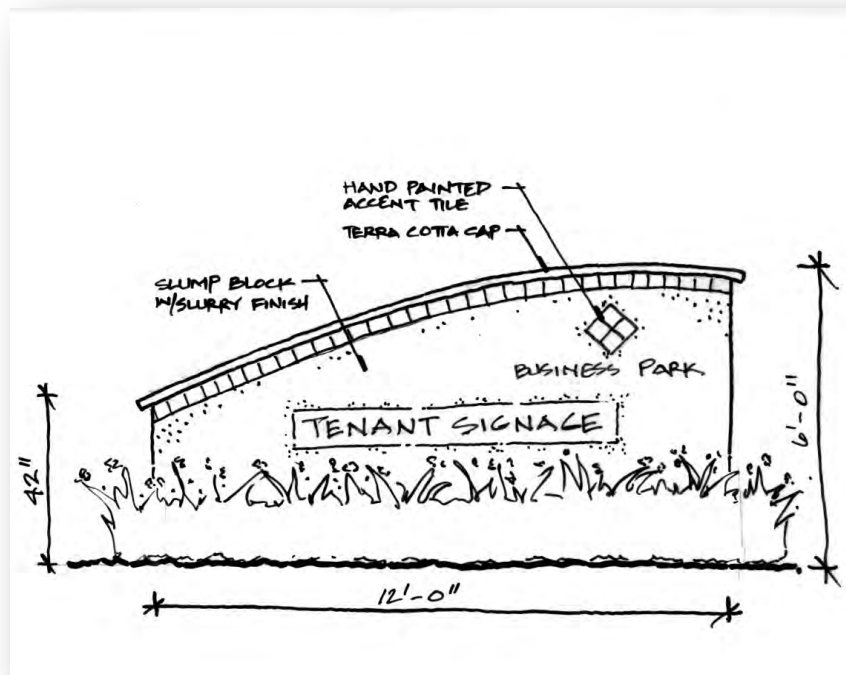
A Comprehensive Sign Program shall be developed for all commercial and industrial developments consisting of four or more tenant spaces to ensure a unified design integrated with the project architecture. The Business Park Sign Program shall be in conformance with the Village 3 North PC District Regulations, Chapter IX, Comprehensive Sign Regulation, Industrial and Office (Pages 98 – 99).

The project entry monument will be integrated into the overall Otay Ranch design theme through the use of similar forms, materials and colors. Monumentation signage shall adhere to the following guidelines:





- The sign location shall conform to all City requirements for sight lines and sidewalk clearance.
- The maximum sign dimensions shall be fifty (50) square feet.
- The copy area shall not exceed fifteen (15) square feet.
- Text and logos must fit proportionally into the face of the sign.
- Signs may be externally illuminated by ground level lights.



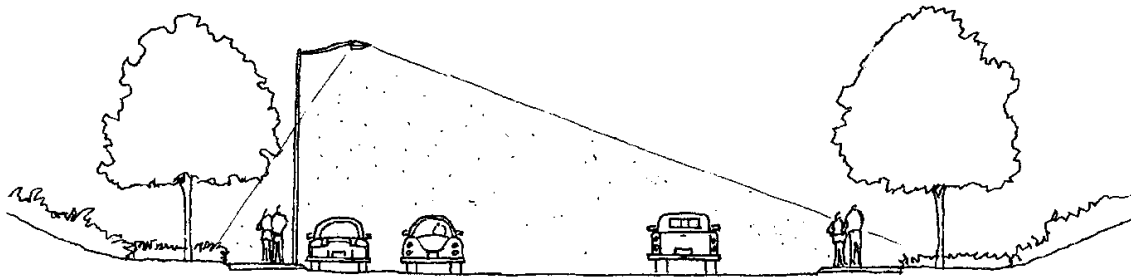


## **2. Lighting**

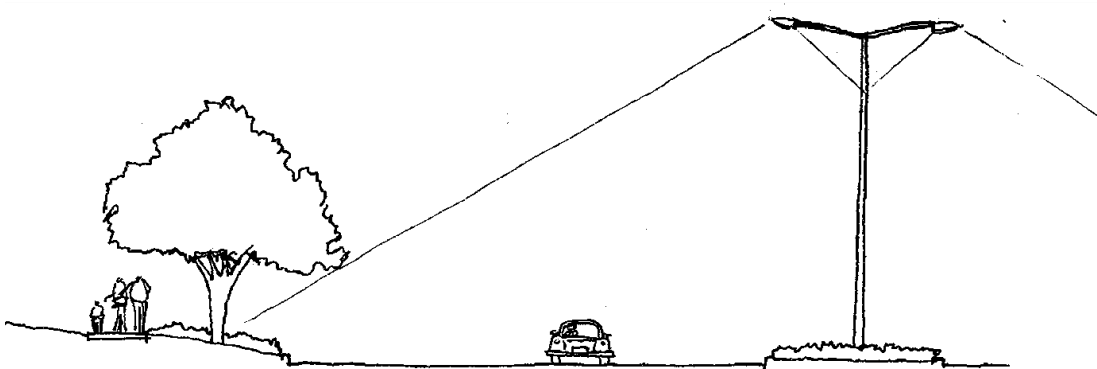
The Master Developer will implement street lighting as a component of the construction of Heritage Road and the Village Industrial Streets. The street lighting will adhere to the following guidelines:

- The lighting fixtures will be in conformance with Otay Ranch and the City of Chula Vista design requirements.
- Shielded fixtures with well-defined cut-off limits shall be used where necessary to confine illumination.

Lighting concepts are illustrated below.



### **Industrial Street Lighting Concept**



### **Heritage Road Lighting Concept**



### 3. Parking Lot Lighting

Parking lot lighting is consistent throughout the village, in terms of fixture height, spacing, light source and performance characteristics. Fixture style may differ between projects if necessary. Parking lots should be adequately lighted with pole mounted fixtures. Parking lot lighting adjacent to residential uses should be located to minimize light intrusion and be adequately shielded.

**Pole:**

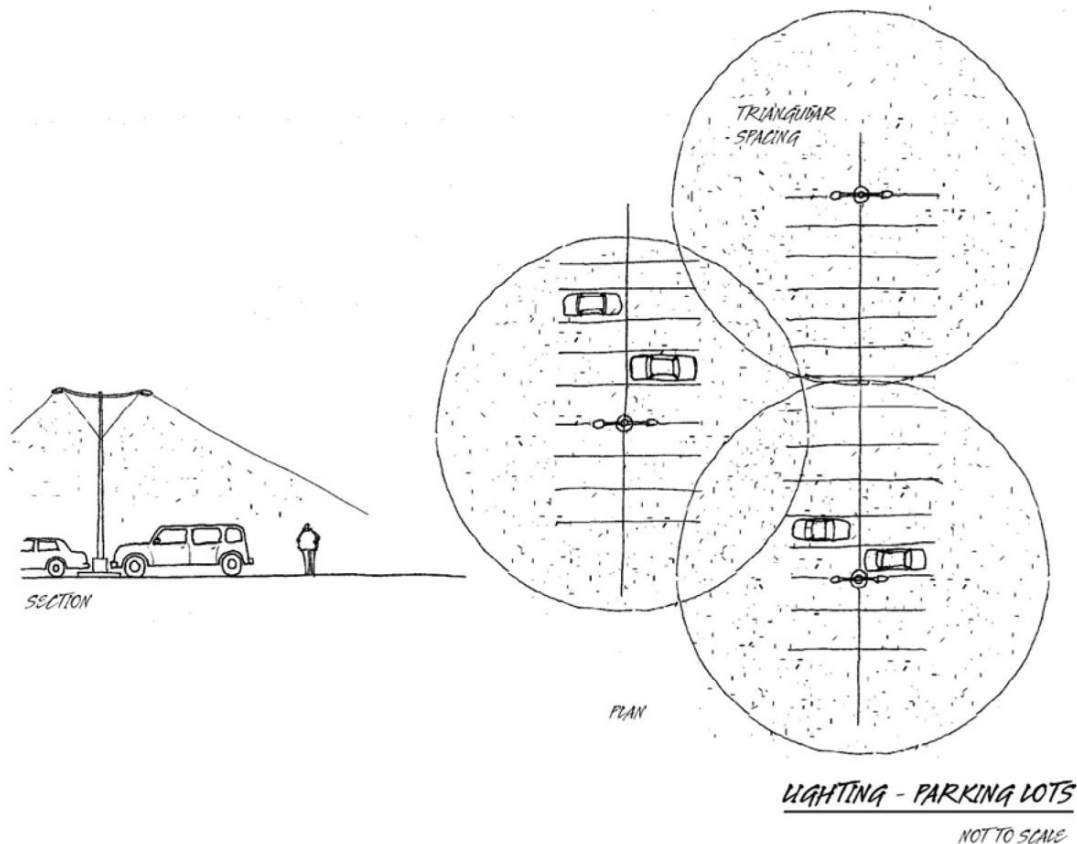
Painted metal, 20 feet tall, triangularly spaced.

**Fixture Type:**

Single or double mount, full cut-off fixtures.

**Lamp Type:**

LED Lamp





#### **4. Walls & Fencing**

Walls and fencing will be designed to integrate the plan area into the overall Otay Ranch community. The walls and fencing will unify the development as a common design element. The primary functions of the walls and fencing are to provide security, screening and noise attenuation. The Master Developer will implement perimeter walls and fencing at the project perimeters. The location and design of noise attenuation walls shall comply with subsequent acoustical analysis studies. View fencing may be used to create an open, welcoming image wherever noise attenuation or visual screening are not needed. The precise type of fencing will be determined when final grading and acoustical studies have been completed. The exact materials shall be selected concurrent with development of the Project Master Plan. Exhibits 8 and 9 provide a conceptual design for walls and fencing. The following are guidelines for wall and fencing design:

- Walls shall be made of a textured surface material that is compatible with the Otay Ranch theme.
- Walls and fences should complement the project's architecture.
- Walls and fences within front and exterior side yards of commercial sites should be avoided.



- Unless walls are required for screening or security purposes, they should be avoided.

- Security fencing should incorporate solid pilasters, or short solid walls segments and view fencing.

- Gates should be provided in walls or fences where necessary to allow for emergency access.

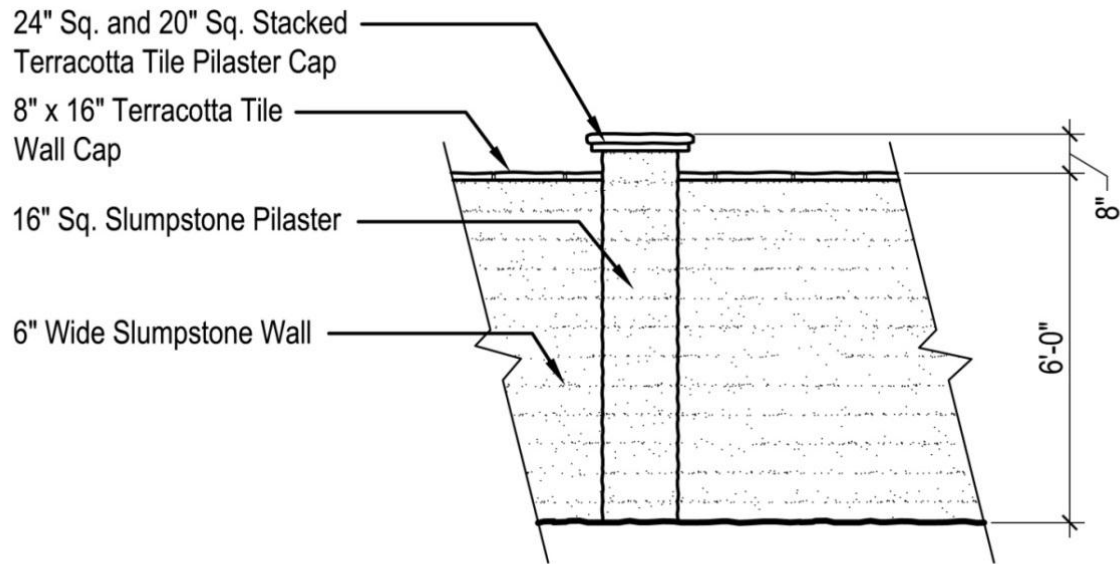
- Long expanses of walls should incorporate recesses, offsets, pilasters or similar measures to avoid monotony.

- Trees, shrubs and vines should be used to soften the appearance of walls and fences.

- Wall and fencing heights shall be eight and

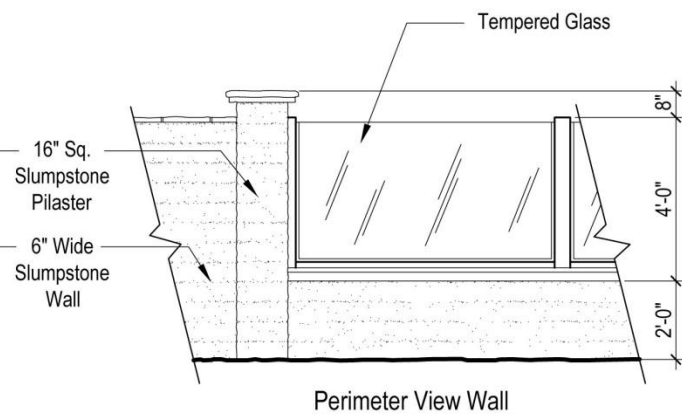
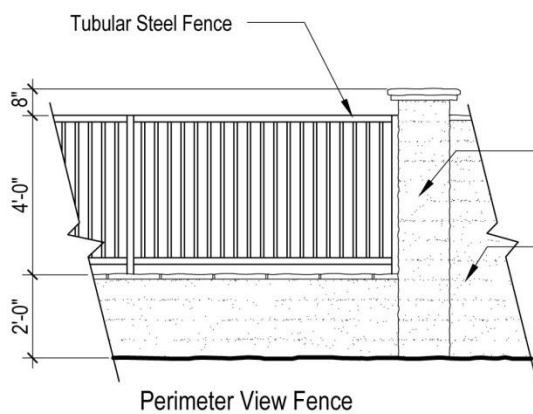
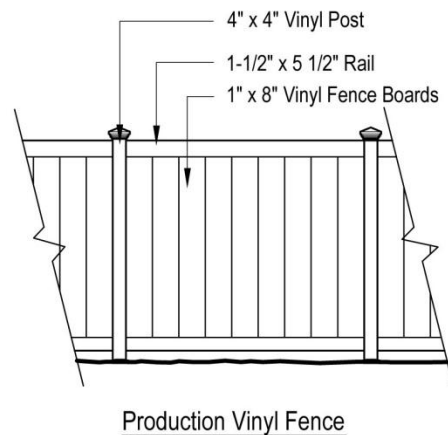
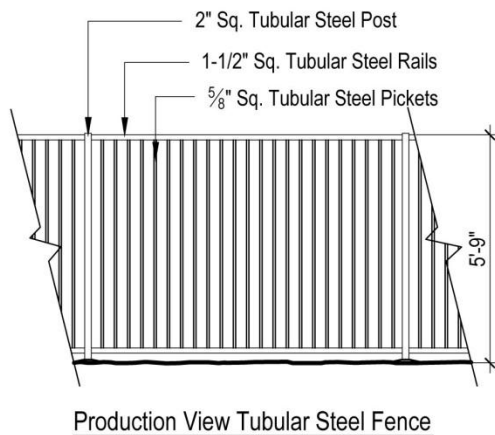
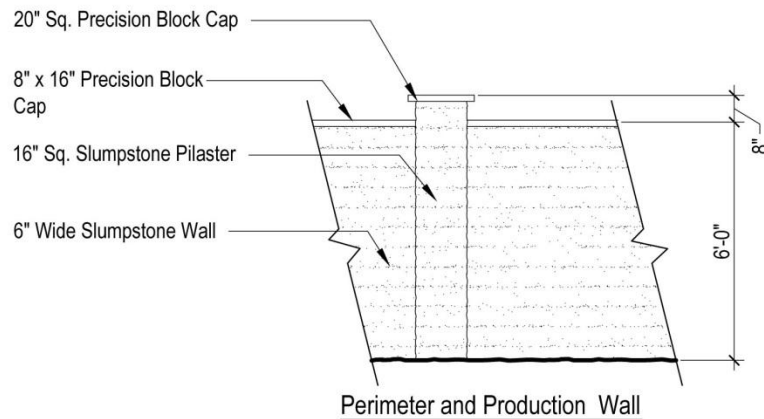
one-half (8 ½) feet from the highest finished grade unless additional height is required for noise attenuation. Plantable retaining walls may exceed this height if properly designed and screened. Additional design details are provided above.

- Graffiti control finishes shall be applied where appropriate.
- Chain link fences should not be visible from streets.
- High perimeter walls and walls topped with barbed wire or razor wire are strongly discouraged.



Enhanced Perimeter Pilaster and Wall

**Conceptual Wall and Fence Designs – Exhibit 9**



All block to be ORCO Block "La Paz" color or approved equal.  
All tubular steel fencing and hardware to be Frazee Paint color #AC093N Alligator or approved equal.  
All vinyl fencing color to be Tan or approved equal.

### **Conceptual Wall and Fence Designs (continued) – Exhibit 9**



## **F. Maintenance Standards**

The developer will be responsible for site element and landscape maintenance during project implementation. Ultimate responsibility for maintenance will belong to individual private property owners, Community Facility District, Business Associations and public agencies. Definition of these responsibilities will occur during the subdivision review process. The following summarizes how landscape maintenance responsibilities are intended to be divided within the village.

### **1. Individual Private Property Owner Maintenance**

The individual property owner will be responsible for maintenance within privately owned areas.

### **2. Community Facilities District and Business Association**



Areas not maintained by private property owners or a public agency will be maintained through Community Facilities District (CFD) and/or Business Associations. Such areas will include common areas, common slopes areas, common open space, entry landscaping and walls facing the public right-of-way. Certain public landscaped areas may also be included, as determined by the Director of Public Works, such as detention basins and enhanced median and parkway landscaping in the public right-of-

way.

### **3. Public Agency Maintenance**

Public agencies may be responsible for maintenance on publicly owned land. These areas include landscaping within street and highway rights-of-way (unless maintained by a business association or community facilities district), Wolf Canyon Preserve and other similar public lands.

### **4. Public Works Department**

Maintenance of facilities funded by an Open Space Maintenance District CFD shall be the responsibility of the Public Works Department unless otherwise approved by the Director of Public Works.





### III. *Project Design Guidelines*



- A. *Site Design Guidelines*
- B. *Architectural Design Guidelines*
- C. *Landscaping*





The following guidelines are intended to direct the individual project developer. The objective of these guidelines is to create projects that contribute to the overall design continuity of the business park while maintaining their own individuality. Guidelines are provided for site planning, architecture, landscaping, signage and lighting.

## **A. SITE DESIGN GUIDELINES**

The Village 3 North PC District Regulations contain development standards, including allowable lot areas, setbacks, building heights and parking requirements. The following guidelines are intended to address additional practical and aesthetic considerations of site design:

### **1. Compatibility**

- The arrangement of structures, parking and the internal street system should recognize the site characteristics and should relate to the surrounding built environment in pattern, function, scale, character, and materials.
- Residential uses should be buffered from incompatible industrial development. Intensified landscaping and appropriate setbacks and building orientation should be utilized to provide adequate separate between land uses.

### **2. Site Entry Design**

- Entry areas to industrial developments should be enhanced by ornamental landscaping, low profile monument signage and decorative paving.

### **3. Building Siting**

- Building siting should consider the context of the entire industrial development, the location of compatible uses, the location of major traffic generators as well as site characteristics.
- The placement and design of structures should foster pedestrian access and circulation.
- Industrial site design should provide:
  - convenient public access and visitor parking
  - service areas located at the sides and rear of buildings
  - screening of storage, work areas, and mechanical equipment
  - storage and service area screen walls, as required.
- Site buildings along industrial frontages, to the greatest extent possible. Provide variable building setbacks in order to avoid long monotonous building





facades and create an interesting street scene.

- Whenever possible, new structures should be clustered to create plazas and courtyards.

#### **4. Vehicular Access/Circulation/Parking**

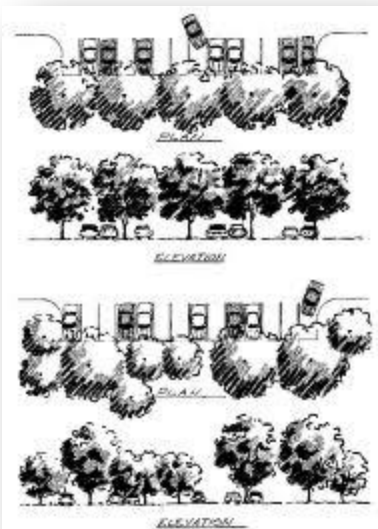
- Site access and internal circulation should promote safety, efficiency and convenience. Conflicts between vehicles and pedestrians should be avoided. Continuous circulation should be provided throughout the site to the greatest extent possible. Dead-end driveways should be minimized. Adequate areas for maneuvering, stacking, truck staging, and loading and emergency vehicle access should be accommodated on site.



- The number of site access points should be minimized and located as far as possible from street intersections. The use of common or shared

driveways is encouraged

and in some cases may be required. Designs which encourage the use of streets for "internal circulation" should be avoided.



- Driveway entry locations should be coordinated with existing or planned median openings and driveways on the opposite side of the street.

- Loading and service areas should be provided with separate access and circulation whenever possible.



- Parking should not dominate street frontages. Parking areas should be screened by buildings and landscaping.
- Parking lots which accommodate a significant number of vehicles should be divided into a series of connected smaller lots.



## 5. Pedestrian Circulation

- Placement of primary vehicle access points to the project site in close proximity to major building entries should be avoided in order to minimize pedestrian and vehicular conflicts.
- Clearly defined pedestrian paths should be provided from parking areas to primary building entrances and sidewalks along the site's perimeter.
- Design parking areas so that pedestrians walk parallel to moving cars. Minimize the need for pedestrians to cross parking aisles and landscape islands to reach building entries.
- Pedestrian walkways should be accessible, safe, visually attractive and well defined by decorative pavement, landscaping, low walls and low-level lighting.
- Safe and convenient pedestrian walkways should be provided between buildings and parking areas.
- Pedestrian access should be provided between transit stops and building entrances.

## 6. Bicycle Circulation and Storage

The Village 3 North Business Park has been designed to accommodate bicycle circulation. Convenient support features, such as bicycle racks and storage locker facilities

may be provided within the business park. The location and scope of bicycle facilities will be determined at the site plan level and must be consistent with CalGreen standards.





## **7. Plazas/Courtyards and Passive Recreational Areas**

- Building placement that creates opportunities for plazas, courtyards, patios or outdoor dining areas is strongly encouraged.
- Shade trees or architectural elements which provide shelter and relief from direct sunlight should be provided within plazas and courtyards.
- Landscaping, water features and public areas should be incorporated into plaza and courtyard design.



## **8. Public Safety through Design**

Electronic surveillance and security hardware should be as invisible and unobtrusive as possible. If security grilles are necessary, they should be architecturally integrated within the overall building design theme. The use of scissor grilles is strongly discouraged.

- Lighting should be designed to satisfy functional and decorative needs. Security lighting should be designed as part of the overall lighting plan rather than a single stand-alone element.



- Safety behind buildings should be ensured through: 1) adequate security lighting for parking areas and pedestrian ways; 2) limited access (walls, fences, gates, shrubs); 3) signage; 4) introduction of activities (e.g., rear entrances for commercial activities) that increase surveillance; 5) surveillance through windows or with cameras; and 6) ongoing maintenance of storage areas and alleys.



- Building lighting should complement the architectural style of the building while providing illumination of building facades and entrances.
- Lighting should be sufficient for sidewalk and street illumination.
- Building address numbers should be visible from the public right-of-way.







- Landscaping should be planted and maintained to allow visibility and eliminate areas of potential criminal activity.
- Delineate the separation between public and private spaces with paving, building materials, grade separations or with physical barriers such as landscaping.

## **B. Architectural Design Guidelines**

The goal of building design guidelines is to create a consistent, harmonious business park, while allowing for variety and project individuality. Design continuity can be created by sensitive location and massing of structures and a limited palette of building materials and colors.

### **1. Building Design**

While there is no specific architectural style, detail, form, and materials requirement, each property owner is encouraged to work within the context of the Otay Ranch Community, adjacent properties, and individual site in establishing an architectural expression for their property.

Since the specific characteristics of each site vary widely, the Design Review Committee will, in evaluating proposed improvements, seek to determine that the unique constraints and opportunities have been given adequate consideration.



- All buildings shall be designed by an architect registered in the State of California and bear his or her seal when submitted for design review.
- Special architectural attention shall be given to building elevations facing open space areas.
- No mechanical equipment or vent shall be placed on the exterior surface of any building wall that can be viewed from a public street.
- No particular architectural style is required for industrial development. However, the architectural style shall be compatible with adjacent uses. High quality, innovative and imaginative architecture is encouraged.



- The selected architectural style/design should consider compatibility with surrounding character, including harmonious building style, form, size, color, materials and rooflines.
- The architect is expected to utilize variations in form, building details and siting in order to create visual interest. In all cases, the selected architectural style should be employed on all building elevations.
- A unified, identifiable image should be projected by individual buildings within the industrial/business parks through the use of similar and/or complementary colors, materials, roof forms, signage, decorative pavement and architectural style.

- Buildings should be segmented in distinct massing elements. Building facades should be articulated with architectural elements and details. Vertical



and horizontal offsets should be provided to minimize building bulk. Variable building elevations along linear street frontages are encouraged. Building entries should be readily identifiable. Use recesses projections, columns and distinctive materials and colors to articulate entrances.

- Employ various building forms to create visual character and interest.
- Long (over 100') unarticulated building facades are not acceptable. Varied front setbacks are encouraged.
- All wall surfaces visible to the public should be architecturally enhanced. Front and side wall elevations should provide building offsets and architectural details.
- Varying building heights/massing and setbacks to define different functions such as offices and warehousing are encouraged.
- Vertical architectural elements such as towers should be used as focal points.
- Stairways should be designed as an integral part of the building architecture.
- Roof design should be an integral component of the overall building architecture. Long continuous rooflines are not acceptable. Multiple roof planes and offsets are encouraged.
- Gutters and downspouts should be concealed, unless designed as a decorative



architectural feature.

- The size and location of doors and windows should relate to the scale and proportions of the building elevation on which they are located.

## **2. Materials and Colors**

Materials and colors should be used to create visual interest. When buildings are located within an industrial/business park, utilize colors and materials on individual buildings which are complementary to the design theme and consistent with the color/materials palette for the overall industrial/business park development.

The following materials are permitted:

- Tilt-up concrete with textures and colors.
- Masonry Block with textured surface.
- Steel frame with glass or masonry and glass exterior (glass shall not exceed 70% of the exterior)
- Enameled metal panels, wood, glass and stucco may be used as decorative elements with tilt-up or masonry building system.



- Tile, brick and stone accents.

- Sloped roof materials may be ribbed metal, clay or concrete tile.

- Exposed gutters should be colored to match fascia or wall materials. Exposed downspouts should be colored to match the surface to which they are attached.

- Use various types of building cladding to produce

different textures, shade and shadow effects.

- Materials should be chosen to withstand abuse by vandals or accidental damage by machinery. False facades and other simulated materials and ornamentation are discouraged.

The following materials are prohibited:

- Sheet or corrugated metal, asbestos or similar materials used on exterior walls.



The following color selection guidelines should be utilized:

- Colors shall be limited to a maximum number of three, exclusive of minor trim elements.
- Colors shall be coordinated with materials and finishes on all exterior building elevations to achieve a total continuity of design.
- The predominant building color shall be light neutral, earth tone or pastel colors such as off-white, warm gray or beige.
- Accent colors may be darker tones of the main building color. Limited use of bold, bright colors, black, white or metallic may be used for accents.
- Colors should be compatible with the surrounding business park.
- Vents, louvers, exposed flashing, tanks, stacks, ductwork, overhead, rolling and service doors are to be painted.
- All screens shall be painted a neutral color or a color consistent with the building color scheme.
- Lightning protection devices shall be painted a neutral color that blends into the skyline.
- Brightly-colored buildings are discouraged

### **3. Lighting**

#### **General:**

- All site, landscape and building exterior lighting shall be of a configuration, style and finish color that compliments the architectural theme and materials established by the building architecture.
- Shielded fixtures with well-defined cut-off limits shall be used where necessary to confine illumination to on-site areas only.
- Lighting shall be primarily for site function and security to conserve energy, support astronomical dark skies and avoid nuisance lighting.

#### **Accent Lighting:**

- Accent lighting may be used if it contributes to the overall site functional and security lighting program.
- Architectural lighting shall be integrated into building design.
- Architectural accent lighting shall originate from concealed or inconspicuous source locations.



- Accent lighting may be low-pressure sodium or mercury vapor; no color lights shall be used.



- Walkway and landscape feature lighting are encouraged as necessary or desirable for both aesthetic and security purposes.
- Pedestrian scale/decorative light fixtures are encouraged within plazas and courtyards.

#### **Security Lighting:**

- Wall mounted security light pack to be used only at rear and interior side of buildings.
- Security lighting shall use LED fixtures.

#### **Parking and Service Yard Lighting:**

- Lighting for parking and service yards shall be shielded LED directed downward, and have zero cut off.
- Fixtures shall be pole mounted, twenty-five (25) foot maximum height and located above paved surfaces.

#### **4. Screening**

- Dense landscape screening shall be used between pad elevations to minimize views of rooftops from adjacent streets and buildings.
- Dense landscape screening shall be used to minimize views of architecture, loading areas, and vehicular use areas from adjacent open space area viewsheds and adjacent roadways.
- Telephone, electric service and other utilities shall be located to be unobtrusive and screened by decorative walls and landscaping to the extent allowed by utility providers.



- All loading areas shall orient away from front primary elevations (street or side with street frontage). In no case shall these facilities be visible from any off-site location.



Screening may be accomplished with solid walls, landform grading and landscaping.

## **5. Recycling & Trash Enclosures**

- Recycling and trash enclosures shall be sited and designed pursuant to the City of Chula Vista Recycling & Solid Waste Planning Manual (Adopted by Council Resolution 2005-023 / Updated 10/25/2008 Resolution 2008-244).

## **6. Walls & Fencing**

- All fencing or walls shall provide a sight clearance distance as required by the City.
- Fences and walls shall be designed to be compatible with on-site buildings in terms of color and/or materials.
- Where appropriate, walls shall be utilized to provide additional screening of buildings from adjacent roadways.
- Solid fences may be constructed of wood, brick, decorative block and stone or framed stucco with decorative metal.
- Open style fencing shall be constructed of wood, ornamental iron or other similar decorative material.
- Open style fences shall be landscaped with vines, shrubs and /or trees to soften the appearance.
- The use of vinyl coated chain link is only permitted along interior side and rear property lines where not visible from the public right-of-way.
- Chain link, barbed wire, concertina wire or similar security devices are discouraged and are not acceptable in view of the public right-of-way.
- All gates shall be constructed of solid view-obscuring material except vehicular gates.

## **7. Hardscape**

- Walkways, plazas, building entries and similar paved areas shall be designed with materials and colors that are compatible with the project architecture.
- Paving materials should complement







the architectural design. The use of stamped concrete, stone, brick, pavers, exposed aggregate or colored concrete is encouraged.

- Raised planters, curbs and walkways of appropriate paving materials shall be used to define and protect landscape areas.
- Outdoor plaza and seating areas are encouraged to be provided for employee use during lunch and break periods.
- All pedestrian areas shall be designed for comfortable use, security and accessibility.
- Boulders, gravel, decomposed granite, pavers and similar materials may be incorporated into the landscape design as a water conservation measure.
- Street furniture, benches, mailboxes and seat/walls shall be integrated into the overall project design and be compatible in style, materials and colors.

## **8. Signage**

Building mounted or marquee signage must comply with signage requirements per CVMC Section 19.60.580 Limited Industrial (LI) zone.

## **C. Landscaping**

### **1. General**

- These guidelines shall be used in conjunction with the Otay Ranch Overall Design Guidelines, the city of Chula Vista Design Manual and Landscape Manual, as well as the appropriate Federal, State, and County codes.
- All landscape and irrigation plans shall be prepared by a licensed California landscape architect and shall be submitted to the City of Chula Vista, and to the Master Developer for review and approval prior to the start of construction. All submissions shall demonstrate compliance with these guidelines.
- All landscape plans must comply with the City's Shade Tree Policy 576-19.
- Landscaping should define entrances to buildings and parking lots, buffer incompatible uses and screen outdoor storage, loading and equipment areas.
- Landscaping should be in scale with adjacent buildings and of an appropriate size and maturity to accomplish its intended purpose.







- Utilize grade differential and/or berming in conjunction with landscaping to reduce the appearance of building mass and height along street frontages.
- When industrial uses are located adjacent to less intense uses, additional setbacks, walls, screening and/or landscaping should be provided to mitigate potential adverse effects to neighboring properties.
- Landscaped areas should generally incorporate planting materials utilizing a three tiered system: 1) grasses and ground cover; 2) shrubs and vines; and 3) trees.
- All areas not covered by structures, service yards, walkways, driveways and parking spaces should be landscaped, in accordance with City requirements.

The following design concepts should be utilized:

- Specimen trees in informal groupings or rows at major focal points.
- Use of flowering vines both on walls and arbors or trellises.
- Use of planting to create shadow and patterns against walls
- Trees to create canopy and shade, especially in parking areas and passive open space areas, per the City's Shade Tree Policy 576-19.
- Berms, plantings and walls to screen parking lots, trash enclosures, storage areas, utility boxes, etc.
- Landscaping shall be in conformance with the City's requirements for sight lines and access.
- Design continuity in the business park will be partially achieved through the use of an established plant palette for parking areas, areas between developments or "transition zones," and screening. A recommended plant palette is included in this document.

#### **Transition Zones:**

- A uniform area of landscaping shall be located between project sites, planted with trees, shrubs and groundcovers.
- Transitions zones shall be designed to separate and identify individual developments and to provide screening and buffering between incompatible uses.

#### **Screening:**

- Screening to conceal unattractive views, such as trash enclosures and storage areas, shall be accomplished through the use of trees, vines, shrubs and earth berms in addition to walls and fences.
- Dense groves of trees and tall shrubs shall be used to provide screening and soften the appearance of walls and fences.



**Parking Areas:**

- Parking lot landscaping should accent driveways, frame the major circulation aisles and highlight pedestrian pathways.
- Parking areas should be planted with a grove pattern of trees. Trees should be planted in diamond planters between rows of parking spaces and along the end of parking rows. Trees must be planted per the City's Shade Tree Policy 576-19.
- Parking lots will require submittal of landscape, planting and irrigation plans.

